



Delightful Edwardian house with a large garden

Apple Trees, Woodside Avenue, Beaconsfield, Buckinghamshire, HP9 1JL

Freehold



Reception hall • 3 reception rooms and study • kitchen and utility • 4 bedrooms (1 en suite) • family bathroom • gravelled driveway • beautiful mature rear garden • sought after residential road, ideal for commuters

Local information

Beaconsfield station 0.6 miles, M40 (J2) 2.2 miles, Gerrards Cross 5.3 miles, Heathrow (T5) 15 miles, central London 24 miles.

Apple Trees is ideally located in a quiet residential road in Beaconsfield New Town and within 0.6 miles of Beaconsfield mainline station with trains into London Marylebone (from 23 minutes) and Birmingham, while the M40 and M25 enable access to central London, Heathrow and Gatwick airports.

Beaconsfield New Town, with its extensive shopping facilities is popular with families and commuters, offering an unrivalled way of life due to its amenities and countryside setting in The Chilterns, designated an Area of Outstanding Natural Beauty. The picturesque Old Town dates back to the thirteenth century with fine Georgian buildings and local facilities including convenience and independent retail stores together with a variety of restaurants and public houses. Sports enthusiasts are also well catered for with nearby tennis, riding, squash, golf, cricket, rugby and football clubs.

Buckinghamshire is renowned for its choice and standard of schooling. The county is one of the last to maintain the traditional grammar school system, of which the Beaconsfield High School for girls (within 1.3 miles) and the Royal Grammar School for boys in High Wycombe, are the closest. Local independent

schools include Caldicott, The Beacon and Davenies for boys, High March, Pipers Corner and Godstowe for girls, to name a few.

All times and distances are approximate and correct at the time of writing.

About this property

This delightful Edwardian house is believed to date back to 1911 and combines a perfect blend of character features and modern finishes. The property has been extended and updated in recent years to provide a lovely family home with the benefit of a wonderful mature rear garden.

A covered front door opens into the reception hall with stairs to the first floor, storage and a cloakroom. To the front of the house is a charming morning room, with a bay window overlooking the frontage and a decorative period fireplace. Double doors lead into the dining room which features a stunning Edwardian fireplace with surround. The kitchen and adjacent sitting room are the hub of the house, with a roof lantern flooding the space with natural light. The kitchen itself is part vaulted and enjoys a comprehensive range of Shaker style units complemented by Silestone worktops. The quarry tiled flooring extends into the sitting room which is of excellent proportions and perfect for family life. The room features a freestanding wood-burning stove, built in storage, and corner bi-fold doors open on to the





garden and terrace bringing the outside in. Just off the sitting room is a guest bedroom, with an en suite shower, but is a flexible space and would be ideal as a family/play room. An inner hallway gives further built in shelving and storage together with a utility area, with space for appliances, which is cleverly concealed with shuttered doors.

The first floor cottage style accommodation has three bedrooms, served by a family bathroom, and a characterful study. The bedroom to the front has a range of fitted wardrobes, stripped floorboards and a decorative fireplace. The two remaining bedrooms, both with fitted wardrobes, enjoy lovely views over the garden.

Outside

Apple Trees is set back from the road with a gravelled driveway to the front and high hedging providing screening. The property enjoys an attractive frontage with a fine apple tree, and a beautiful wisteria clads the front of the house. Gated side access leads to the rear garden which is delightful, and a real feature of the property. A terrace, adjoining the sitting room, gives the perfect spot for outside entertaining. The garden is beautifully tended with an expanse of lawn and well stocked beds and borders providing colour and interest. There are a variety of trees including an ornamental weeping pear and apple trees. Towards the rear of the garden is a York stone patio, and beyond this a large kitchen garden area with raised planters. The garden enjoys a good deal of privacy, enclosed with fencing, mature shrubs and trees and benefits from three storage sheds.

Services

All mains services connected. Please note that none of the services have been tested.

Tenure

Freehold

Local Authority

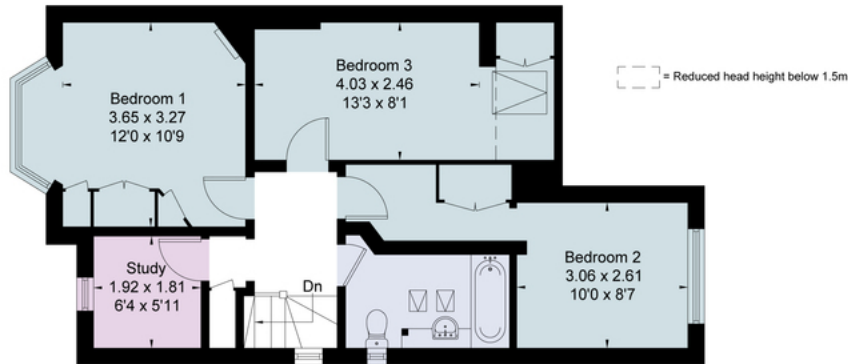
South Bucks District Council

EPC rating = D

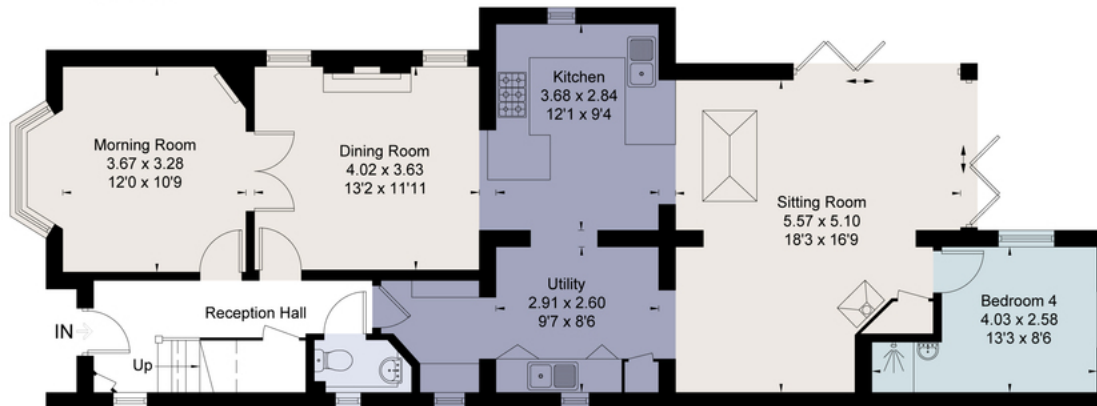
Viewing

Strictly by appointment with Savills

Approximate Area = 158.8 sq m / 1709 sq ft
Including Limited Use Area (3.5 sq m / 38 sq ft)
For identification only. Not to scale.
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First Floor



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| 100-105 | A | | |
| 81-100 | B | | 82 |
| 69-80 | C | | |
| 55-68 | D | 63 | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |
| Not energy efficient - higher running costs | | | |
| EU Directive 2002/91/EC | | | |

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