



Situated on the highly sought-after Woodside Road, this circa 1.4-acre plot presents an exceptional opportunity to create a bespoke modern family home in one of Buckinghamshire's most prestigious towns.

The site currently hosts a four-bedroom bungalow, which had been in the same family for over 60 years, providing context but offering clear scope for redevelopment (subject to planning permission). The plot is well-served with water, electricity, gas, and drainage, providing an excellent foundation for a new build. Its generous size and prime central location offer space, privacy, and flexibility, making it ideal for self-builders, developers, or investors looking to create a contemporary residence tailored to modern tastes. Beaconsfield is renowned for its blend of historic charm and modern convenience. The town offers excellent transport links via the Chiltern Railways service to London Marylebone, outstanding state and independent schools, and easy access to the beautiful Chiltern Hills Area of Outstanding Natural Beauty. Local amenities, parks, and the famous Bekonscot Model Village add to the appeal, ensuring both lifestyle and investment potential. Offered with no onward chain, this is a rare chance to secure a substantial plot in a prime location and realise the potential of a truly exceptional property.



Property Information

-  **FREEHOLD**
-  **WALKING DISTANCE TO BEACONSFIELD NEW TOWN AND TRAIN STATION**
-  **DEVELOPMENT OPPORTUNITY**
-  **COUNCIL TAX BAND- G**
-  **1.4 ACRE PLOT**
-  **NO CHAIN**
-  **WATER, ELECTRICITY, GAS AND SEWAGE ALL ON SITE**

**x4**
Bedrooms

**x2**
Reception Rooms

**x3**
Bathrooms

**x4**
Parking Spaces

**Y**
Garden

**Y**
Garage

Local Area

Beaconsfield, nestled in the heart of Buckinghamshire, offers a perfect blend of tranquility and convenience. Just 25 miles northwest of London, this picturesque town is ideal for those who require easy access to the capital. Beaconsfield railway station provides swift, frequent services to London Marylebone in just 23 minutes, and the M40 motorway is nearby. The town brims with excellent amenities to suit all your needs.

Local Schools

South Buckinghamshire is well renowned for its schooling options, being one of the last counties to still offer Grammar School education.

- Some of the local schools include:
- Dr Challoner's Grammar School
 - John Hampden Grammar School
 - Royal Grammar School
 - Davenies School
 - High March School
 - Gayhurst School
 - Beaconsfield High School
 - The Beaconsfield School
 - Butlers Court School
 - Holtspur School & Pre-School

We recommend that you check with the local authority to ensure that the property falls in the catchment (if applicable) of your chosen educational institution.

Transport Links

The town is served by Beaconsfield Railway Station, operated by Chiltern Railways, which provides frequent services to London Marylebone with a journey time of about 25 minutes. The station also connects to Birmingham and other destinations in the Midlands, offering great flexibility for rail commuters.

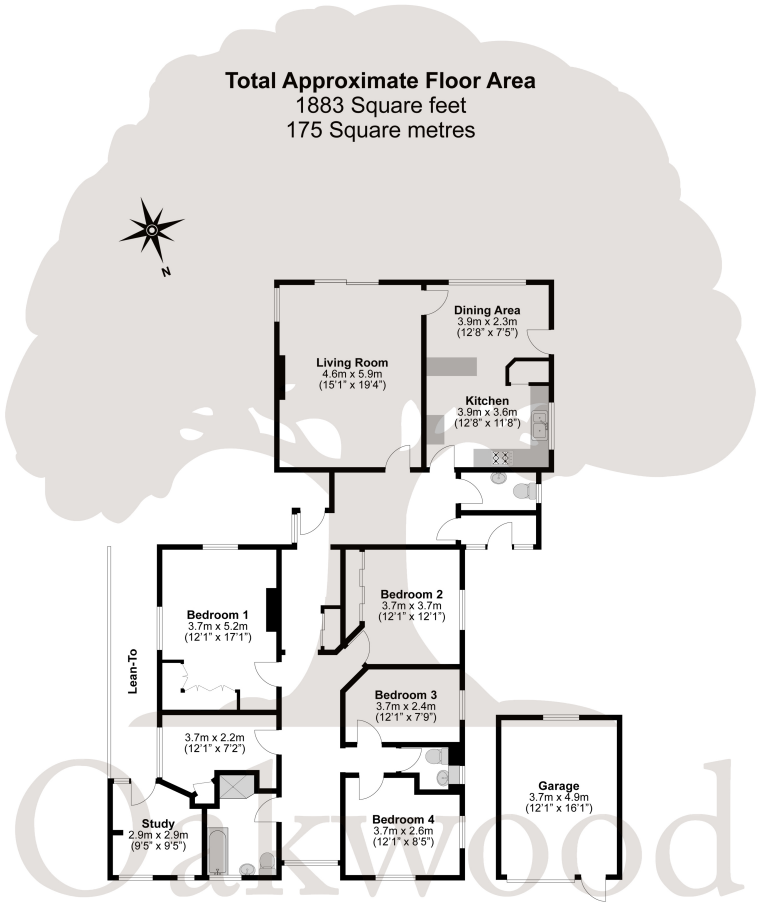
For those travelling by road, Beaconsfield is conveniently located near junction 2 of the M40 motorway, granting easy access to London, Oxford, and Birmingham. The A40 also runs through the town, providing another vital route to London and the west.

For air travel, Heathrow Airport is approximately 17 miles away, accessible via the M40 and M25, and offers a vast range of international and domestic flights. Luton Airport, around 35 miles away and reachable via the M1, provides further flight options, enhancing Beaconsfield’s connectivity.

Council Tax

Band G

Floor Plan



Illustrations are for identification purposes only, measurements are approximate, not to scale.

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

