



**Hoe Meadow,**  
Beaconsfield

















# Hoe Meadow,

## Beaconsfield



Upon entering the property, you are welcomed by a bright and spacious entrance hall, bathed in natural light from large picture windows. The dual-aspect living room enjoys views to both the front and rear, while the adjacent dining room features large sliding doors that open onto the rear garden. The kitchen/breakfast room is fully fitted with eye-level and floor-level cupboards and boasts high-end integrated Neff appliances and a Quooker tap, all installed in 2021 by Red Kite kitchen design. Both the kitchen and living room benefit from underfloor heating. Just off the kitchen is a cozy yet spacious family room with a large window overlooking the garden. Completing the ground floor is a practical utility room, a boot room, and a guest WC.

Ascending the elegant turning staircase, you will find four well-proportioned bedrooms. The principal bedroom enjoys a rear aspect and features an ensuite. Bedroom two, positioned at the front, benefits from built-in storage, while bedrooms three and four offer front and rear aspects, respectively. These bedrooms are served by a stylish family bathroom, complete with a shower bath, toilet, and basin. The property has approved planning consent for extensions, including a part single-storey rear extension, first-floor side/front extension, single-storey front extension, and partial garage conversion (PL/22/2466/FA).

Externally, the home sits on a 0.12-acre plot, featuring a double garage, parking for approximately four cars, and a generous 60ft-wide rear garden.

**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 nearby.

The town brims with excellent amenities to suit all your needs. From boutique shops and high-end retailers to charming local businesses, Beaconsfield caters to every shopper. Dining out is a delight, with a diverse array of restaurants, cafes, and pubs offering a variety of culinary experiences. For daily essentials, several supermarkets and convenience stores are at your service.

**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 traveling 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.





## Key Features

- 4 Bedroom Detached House
- Underfloor Heating in Main Areas.
- Grammar School Catchment Area
- Potential to Extend (STPP)
- EPC- C
- 2 Bathrooms & spare W/C
- Walking Distance to Beaconsfield Town Centre
- Double Garage
- Council Tax Band G
- 2222 Sq Ft



x4

Bedrooms



x3

Reception  
Rooms



x3

Bathrooms



x3

Parking  
Spaces



Y

Garden



Y

Garage



## Marketing Office Contact Details



1, The Highway, Beaconsfield, HP9 1QD



01494 296123

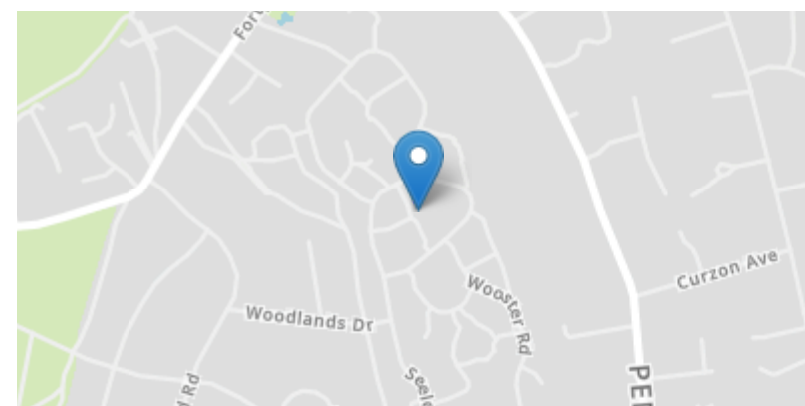


beaconsfield.enquiries@oakwood-estates.co.uk

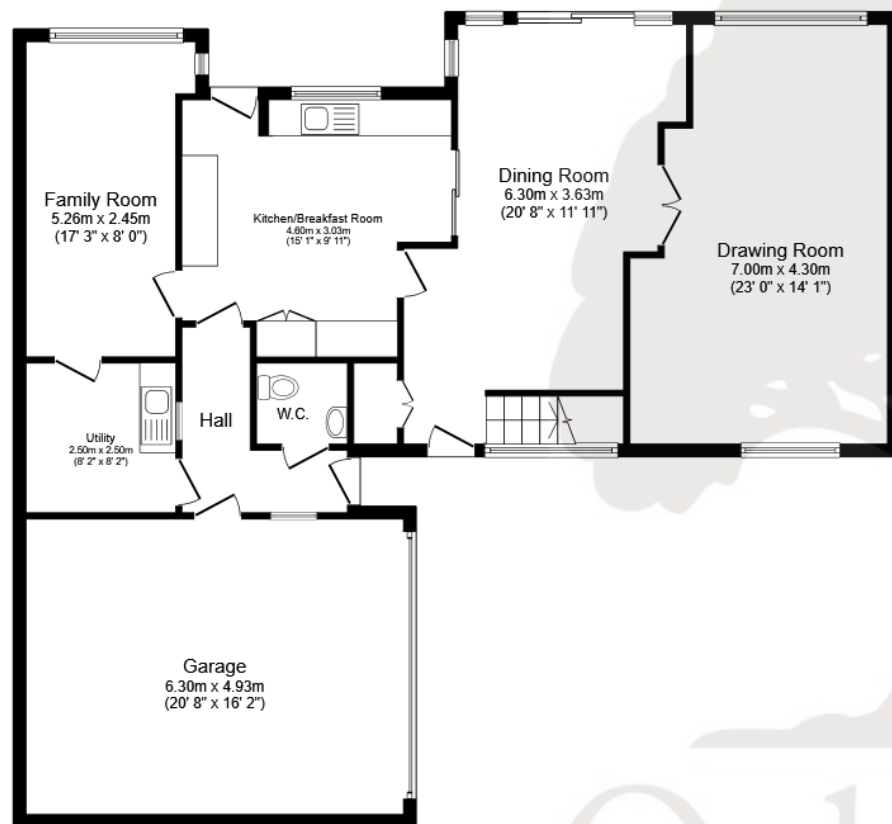
## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	81
England, Scotland & Wales	EU Directive 2002/91/EC	

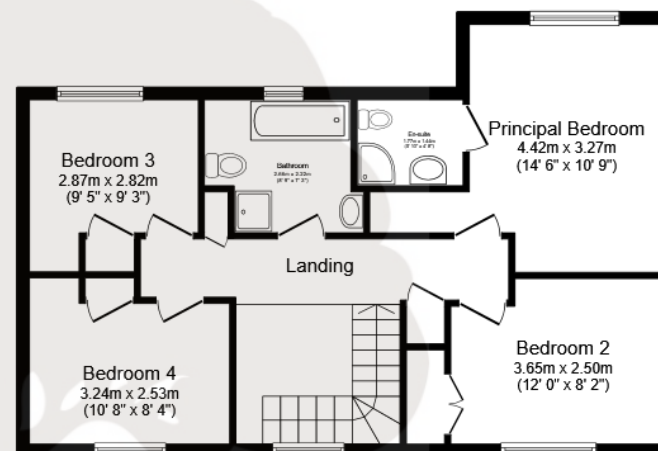
## Property Location



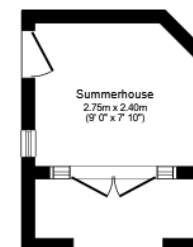




Ground Floor  
Floor area 132.0 m<sup>2</sup> (1,421 sq.ft.)



First Floor  
Floor area 64.9 m<sup>2</sup> (698 sq.ft.)



Outbuilding  
Floor area  
9.5 m<sup>2</sup> (102  
sq.ft.)

**TOTAL: 206.5 m<sup>2</sup> (2,222 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)





Oakwood  
Estates