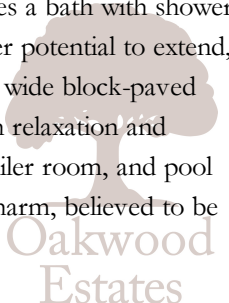


Upon entering the property you come into an impressive entry hall with a downstairs cloakroom fitted with a toilet, basin, and wall mirror. From here, the flow of the home becomes apparent. The sitting room is dual aspect, with French doors leading to the garden and a marble open fireplace as its centrepiece. At the heart of the house lies a striking open-plan kitchen, dining, and living space, designed with a large central island, induction hob, dual ovens, and sleek wall and base units. This room connects seamlessly to the garden, creating a wonderful setting for family life and gatherings. A snug, playroom, and utility room adjoin, enhancing the flexibility of the space.






Beyond the kitchen, a rear hallway leads to three remarkable rooms created in 2011: a cinema room, a vaulted music room, and a generous studio. The cinema is fully soundproofed, the music room offers a dramatic pitched roof, front aspect, and integrated sound system, while the studio, also with a vaulted ceiling, features French doors opening to the garden. This wing of the house has its own independent access and cloakroom, making it ideal for conversion into a self-contained annexe.

Upstairs, the principal suite provides a true retreat, with a dressing room offering deep cupboards and an en suite bathroom complete with bath, shower, twin basins, heated towel rail, underfloor heating, and a front aspect window. The second bedroom overlooks the rear garden and includes built-in storage. Two further bedrooms share a stylish Jack and Jill en suite with twin basins, shower, toilet, and heated towel rail, while the final bedroom enjoys a front aspect. The family bathroom features a bath with shower over, basin with mirror, toilet, heated towel rail, and underfloor heating. A partially boarded loft provides further potential to extend, subject to planning. The property sits behind brick pillars with the option for electric gates and opens onto a wide block-paved driveway offering extensive parking and turning space. To the rear, the garden has been designed for both relaxation and entertaining, with large paved terraces leading to the outdoor swimming pool, which has its own bathroom, boiler room, and pool house. A wide expanse of lawn and mature planting provide privacy, with one tree in particular holding local charm, believed to be the inspiration for Enid Blyton's "Magic Faraway Tree."





Property Information

-  5 BEDROOM DETACHED FAMILY HOME
-  LARGE KITCHEN/ LIVING ROOM
-  STUDIO AREA
-  0.41 ACRE PLOT
-  COUNCIL TAX BAND- H

-  3 BATHROOMS
-  CINEMA ROOM
-  CIRCA 25 FT POOL
-  EPC- C
-  3945 SQ FT



x5

Bedrooms



x6

Reception Rooms



x3

Bathrooms



x10

Parking Spaces



Y

Garden



N

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 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
- Thorpe House
- Gayhurst School
- Beaconsfield High School
- The Beaconsfield School
- Butlers Court School
- Holtspur School & Pre-School

Seer Green Church of England 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.

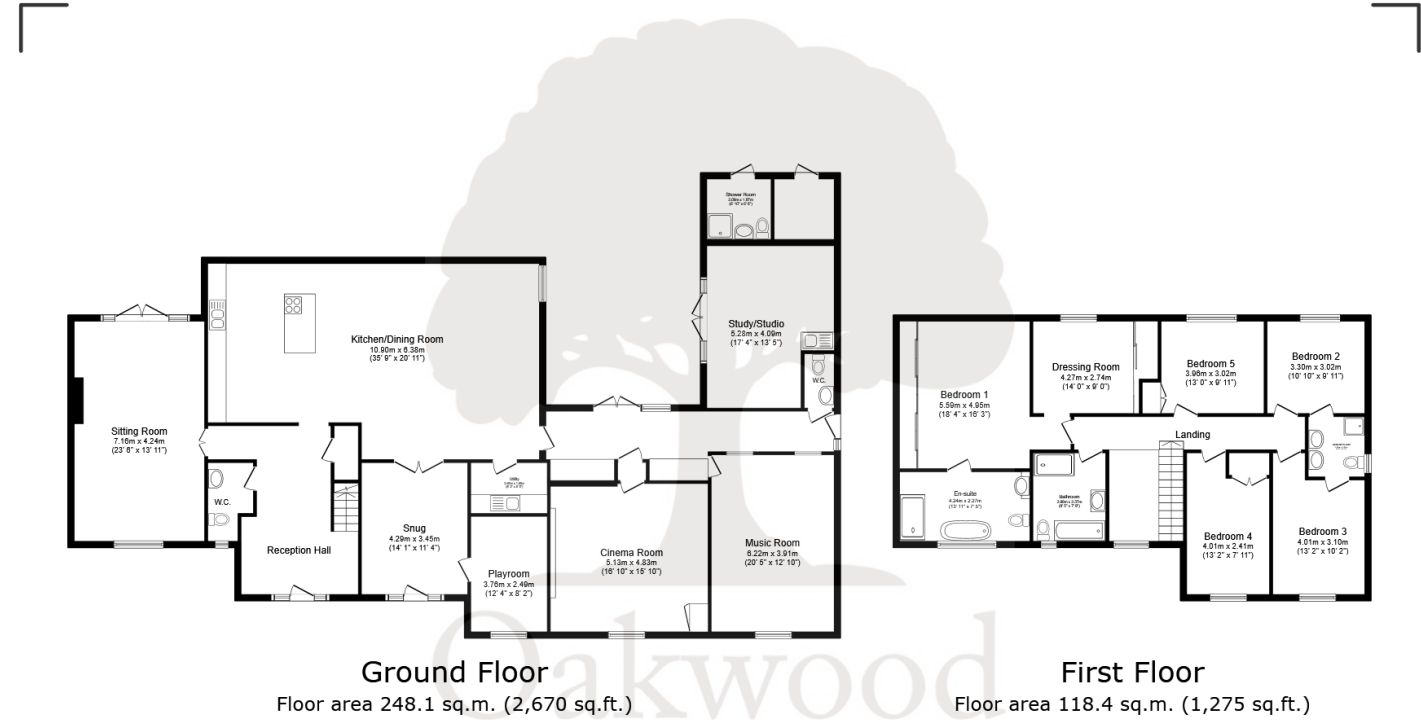
For those traveling by road, Beaconsfield is conveniently located near junction 2 of the M40 motorway, granting easy access to London, Oxford, and Birmingham. The A40 also runs through the town, providing another vital route to London and the west.

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.

Council Tax

Band H

Floor Plan



Total floor area: 366.5 sq.m. (3,945 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](#)

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.

