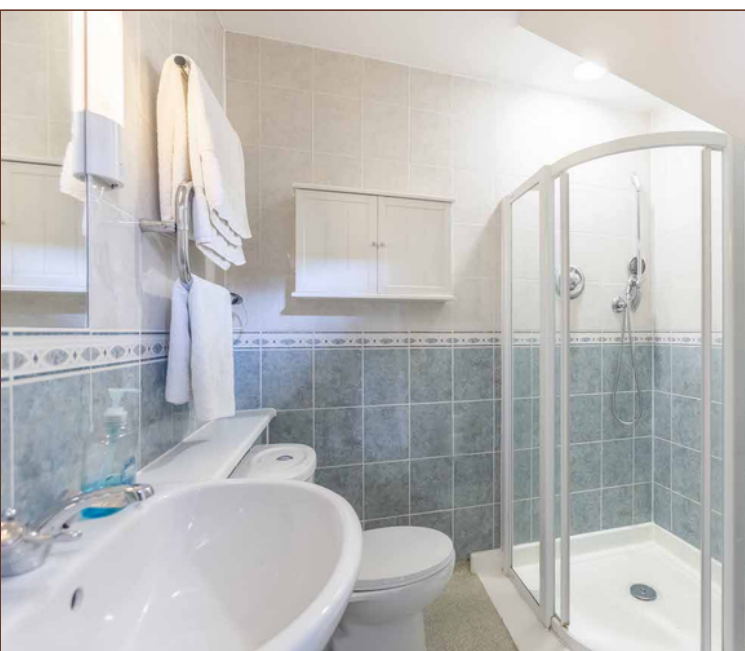
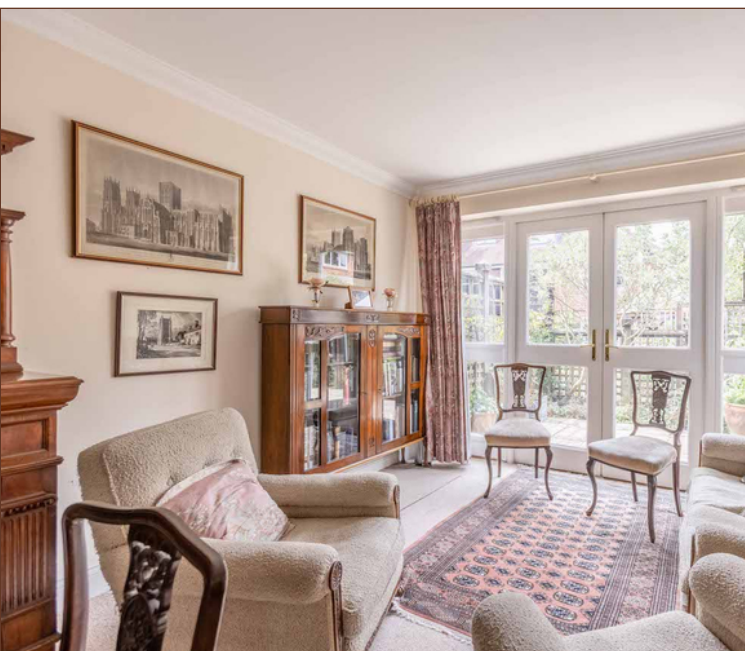
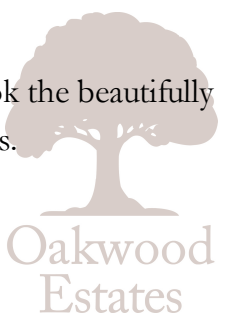




Tucked away in a peaceful corner of the development, this charming property enjoys a smart and stylish appearance with a well-balanced internal layout and a lovely sense of privacy. Upon entering, you are welcomed into a bright hallway with stairs rising to the first floor. There is a ground-floor shower room with WC, wash basin, and heated towel rail, ideal for guests or accessible living. The generous living room features a large front-aspect picture window allowing natural light to pour in, along with an elegant fireplace as a central focal point. Flowing seamlessly from here is a versatile snug or dining room with French doors leading onto a private patio, perfect for relaxing or entertaining in warmer months. The kitchen is functional and well-equipped with both floor and eye-level cabinetry, integrated double ovens, an induction hob, and a fridge freezer, with a side door providing access to the rear.

Upstairs, there are two well-proportioned double bedrooms. The principal bedroom enjoys views over the courtyard and benefits from an en-suite bathroom comprising bath, WC, basin, and heated towel rail. The second bedroom offers built-in storage and a front aspect.

Externally, the property enjoys use of a garage with lighting, and is ideally placed to overlook the beautifully maintained courtyard gardens, featuring lawns, borders, statues and walkways.





Property Information

- OVER 60'S ONLY
- WALKING DISTANCE OF BEACONSFIELD OLD TOWN
- GARAGE
- 130 YEAR LEASE
- COUNCIL TAX BAND- F
- TWO BEDROOM END OF TERRACE HOME
- OVERLOOKING MALTHOUSE SQAURE
- BOARDED LOFT
- EPC- E

x2

Bedrooms

x1

Reception Rooms

x2

Bathrooms

0

Parking Spaces

Y

Garden

N

Garage

**Further Information**

St Mary’s Court is a sought-after Cognatum Estates development, designed exclusively for the over-60s and offering a secure, low-maintenance lifestyle with Resident Estate Managers on site. Services include buildings insurance, window cleaning, refuse collection, gardening and grounds maintenance. There is also a laundry facility and a guest suite for visiting family or friends, making this a perfect ‘lock up and leave’ home.

The property is within walking distance of Beaconsfield Old Town’s historic Market Place, offering a range of shops, tearooms, restaurants and weekly markets. The New Town, just a mile away, provides additional amenities and a mainline station with regular services into London.

Leasehold: 150 years from 2005. No ground rent. One resident must be over 60.

**Local Area**

Beaconsfield is one of Buckinghamshire’s most desirable market towns, known for its blend of historic charm, excellent amenities, and superb transport connections. The town is divided into two distinct areas: the picturesque Old Town, rich with character architecture, coaching inns, and

boutique shops, and the more contemporary New Town, offering a wider range of shops, cafes, supermarkets, and the mainline railway station.

**Transport Links**

Beaconsfield is extremely well connected. The Chiltern Line offers regular fast trains to London Marylebone (approx. 25-30 minutes), making it ideal for visiting family or trips into the capital. The M40 (Junction 2) is also just minutes away, providing swift access to London, Oxford and Heathrow.

**Community & Lifestyle**

This is a well-regarded and welcoming community, with a strong sense of local pride. The town offers weekly markets, monthly farmers' markets, coffee shops, tearooms, and excellent dining options all within walking distance of developments like St Mary’s Court. For those downsizing or seeking a quieter pace of life, Beaconsfield offers safety, beauty, and convenience in equal measure.

**Council Tax**

Band F

Floor Plan

