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Potkiln Lane
Beaconsfield, Buckinghamshire, HP9 2XB



£1,350,000 Freehold

With scope to extend further, subject to planning permission, an architecturally attractive detached property situated on a landscaped plot that is bordered by mature woodland offering a sense of privacy. The house is ideally located within a few minutes' drive of Seer Green train station and the towns of Gerrards Cross and Beaconsfield with their array of amenities. Substantially rebuilt and refurbished by the present owners, they further developed the design of both the house and garden, with ease of maintenance in mind, to create a wonderful family home. The individually designed lodge has been finished to a high specification with wiring for modern technology, underfloor heating throughout with each room being individually controlled, air source heat exchange unit, LED low voltage down lighters, high quality double glazing for improved sound proofing and video entry system. The very spacious and light filled accommodation measuring in excess of 2,500sq.ft. approximately, has a good natural flow and flexible layout. Viewing comes highly recommended to appreciate this wonderful property.

Ground Floor

Entrance Hall

Contemporary front door. Staircase leading to first floor and landing. Under stairs storage cupboard.

Cloakroom

Modern white suite incorporating w.c and wash hand basin.

Living Room

15' 8" x 15' 6" (4.78m x 4.72m) Quality wood flooring. Air conditioning unit. Bi fold doors to the garden. Door to:

Dining Room

12' 3" x 7' 3" (3.73m x 2.21m) Quality wood flooring. Window overlooking front aspect.

Study

11' 9" x 8' 7" (3.58m x 2.62m) Fitted desk unit with shelving for storage. Window overlooking front aspect.

Kitchen/ Breakfast Room

29' 5" x 13' 5" (8.97m x 4.09m) Contemporary high gloss wall and base units with composite work surfaces incorporating integrated appliances and breakfast bar. Windows overlooking rear aspect. Ceramic flooring with casement door to the rear garden. Doors to living room, hallway and:

Utility Room

High gloss units with space and plumbing for washing appliances. Window overlooking side aspect.

Bedroom 3

13' 11" x 11' 4" (4.24m x 3.45m) Window overlooking front aspect.

En Suite Shower Room

Modern suite incorporating walk in shower, w.c and wash hand basin.

Boiler Room

6' 6" x 5' 3" (1.98m x 1.60m) Housing hot water system, water softener and electronics hub.

First Floor

Landing

Bedroom 1

15' 0" x 12' 10" (4.57m x 3.91m) Two built in cupboards. Air conditioning unit. Window overlooking side aspect.

Dressing Room

11' 8" x 7' 10" (3.56m x 2.39m)

En Suite Bathroom

Modern suite incorporating bath, w.c, walk in shower and wash hand basin. Window overlooking side aspect.

Bedroom 2

15' 4" x 11' 5" (4.67m x 3.48m) Double aspect room with windows overlooking front and rear aspects. Walk-in wardrobe. Air conditioning unit.

En Suite Shower Room

Modern suite incorporating walk in shower, w.c and wash hand basin. Window overlooking front aspect.

Outside

Detached Double Garage

19' 1" x 17' 6" (5.82m x 5.33m) Brick built with a remote-controlled roller door. Light and power. Pedestrian side door. Windows overlooking side and rear.

Garage

21' 9" x 10' 3" (6.63m x 3.12m) Timber built with insulation and light and power. Double doors. Window.

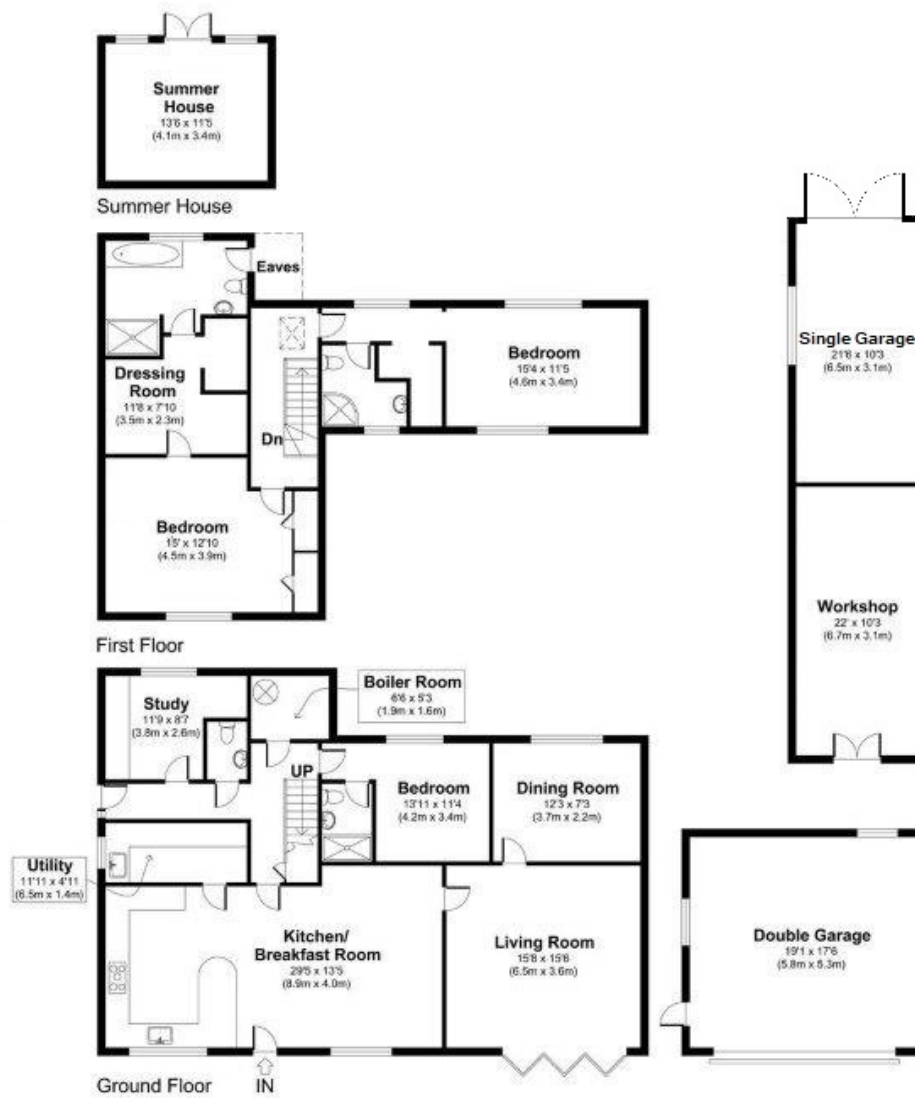
Workshop

22' 0" x 10' 3" (6.71m x 3.12m) Timber built with insulation and light and power. Double doors. Window.

Garden

Remote controlled timber gates lead onto a driveway providing off street parking for several vehicles. Indian slate pathway leading to the front door. There is additional parking to the far side of the property which can be approached via Minerva Way for which the owner of Sandy bottom Lodge has a right of access via Timber Gates. Mainly laid to lawn with well-maintained beds and borders. Indian slate patio. Timber summerhouse with further patio area. Outside lighting. Water taps. Power points.





Sandy Bottom Lodge HP9 2XB
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			87
(69-80) C		79	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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