



Sandelswood End,
Beaconsfield









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Upon entering the property, you are greeted by the spacious ground floor hallway, with its striking double-height ceiling and abundance of natural light, which immediately sets the tone for this exceptional home. From here, the principal reception rooms unfold – including a drawing room, dining room, sitting room, and a cosy TV room/snug - offering flexible and well-proportioned living spaces. To the rear of the property, the expansive kitchen/breakfast room enjoys views over and access to the garden, making it a central hub for both daily family life and entertaining. The layout of the ground floor is ideal for modern family living and can be easily adapted to suit a variety of needs. The property is immaculately presented throughout in neutral tones, enhancing the sense of space and light. The kitchen is particularly impressive - a sociable setting with an extensive range of fitted units, integrated appliances, and a central breakfast island. Two sets of French doors open onto the garden, creating a seamless indoor-outdoor connection. A separate utility room offers further storage, with access to the garden and the integral double garage. A guest cloakroom completes the ground floor.

Moving upstairs, a galleried landing leads to four generously sized bedroom suites. The principal bedroom is a true retreat, featuring a spacious layout, a walk-in dressing room, and a luxurious en suite with both a bath and a separate shower. Each of the remaining bedrooms also benefits from its own en suite bathroom, with bedroom two additionally offering fitted wardrobes. The second floor provides superb additional accommodation, with the flexibility to be used as two further bedrooms or as versatile living space - ideal for a games room, cinema room, or home office. This floor also includes a contemporary bathroom, generous storage, and a kitchen area, making it well suited for an au pair, multi-generational living, or as a stylish entertaining zone.

Externally, the property sits on a beautifully landscaped 0.32-acre plot. Recently fitted decking and electrically operated awnings with integrated heaters allow for year-round enjoyment, making it a perfect space for entertaining and al fresco dining. Mature hedging and tree-lined borders provide excellent privacy and a wonderfully tranquil setting.

To the front, a gated entrance enhances both security and seclusion, offering ample off-street parking on the driveway in addition to the integral double garage.

Local Area

The town is rich in amenities, blending the best of modern living with traditional character. A mix of independent boutiques, well-known retailers, and local shops ensures a varied shopping experience, while an impressive selection of restaurants, cafés, and cosy pubs provides something for everyone. For everyday essentials, residents benefit from a range of supermarkets and local stores, all within easy reach.

Local Schools

South Buckinghamshire is well renowned for its schooling options, being one of the last counties to still offer Grammar School education and home to a number of prestigious independent schools, known for their academic excellence and exceptional facilities.

St Mary’s and All Saints CofE Primary School
Seer Green Church of England School

Beaconsfield High School
The Beaconsfield School
Dr Challoner’s Grammar School
The Royal Grammar School
High March School
Davenies School
Wycombe Abbey
The Royal Masonic School for Girls
Berkhamsted School
Harrow School
Merchant Taylors’ School
Eton College

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

- 5/6 Bedrooms
- 4 Reception Rooms
- Grammar School Catchment Area
- EPC- C
- 4336 Sq Ft
- 5 Bathrooms
- Double Garage
- 0.32 Acre Plot
- Council Tax Band- G



x6

Bedrooms



x4

Reception
Rooms



x5

Bathrooms



x5

Parking
Spaces



Y

Garden



Y

Garage



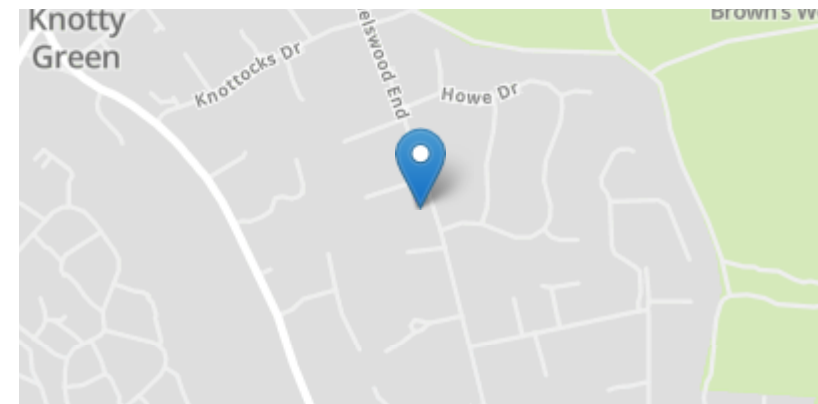
Marketing Office Contact Details

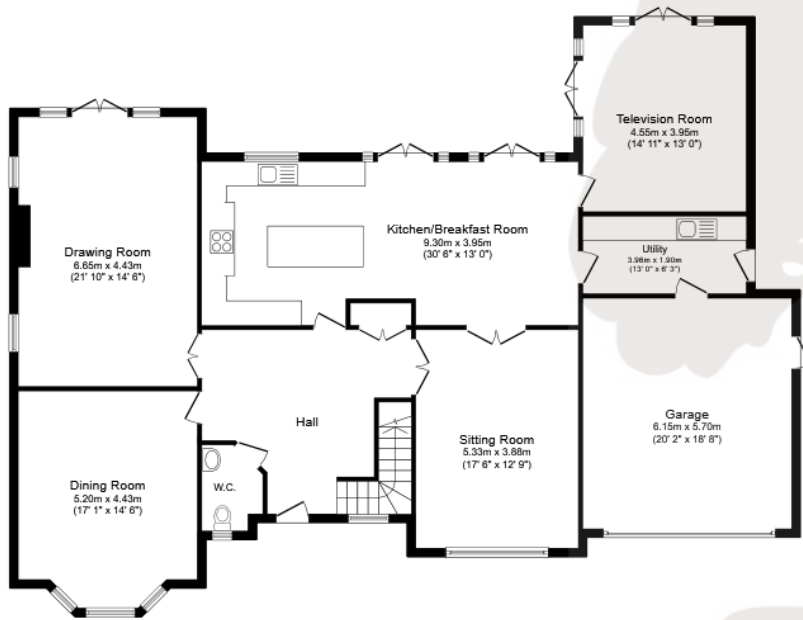
- 📍 1, The Highway, Beaconsfield, HP9 1QD
- ☎ 01494 296123
- @ beaconsfield.enquiries@oakwood-estates.co.uk

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	77
(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		

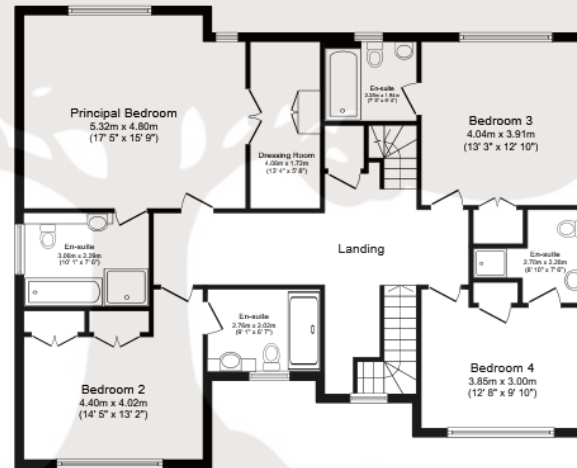
Property Location





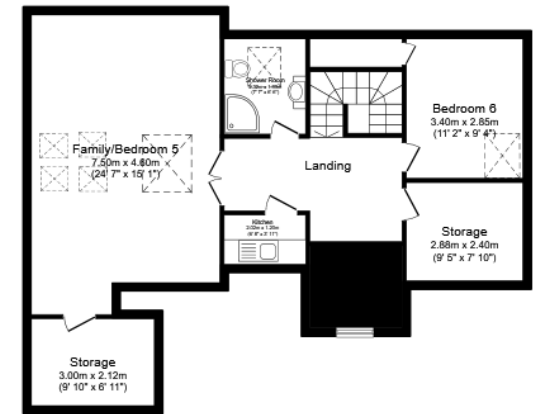
Ground Floor

Floor area 190.6 sq.m. (2,052 sq.ft.)



First Floor

Floor area 128.9 sq.m. (1,387 sq.ft.)



Second Floor

Floor area 83.4 sq.m. (897 sq.ft.)

Total floor area: 402.9 sq.m. (4,336 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



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