

This beautifully presented detached home was built in 2001 and occupies a rare and secluded position, discreetly tucked away in the very heart of Beaconsfield Old Town, with its sought-after selection of boutique shops, cafés and renowned restaurants just moments from the front door.

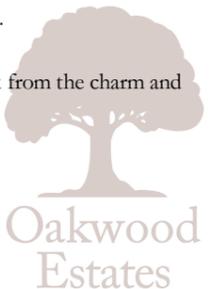
The property offers a wonderful blend of modern living and characterful charm, perfectly suited to its unique and historic setting. Internally the sense of space and natural light is immediately apparent, with vaulted ceilings, impressive picture windows and skylights creating a bright and airy atmosphere throughout. These contemporary features are complemented by attractive period details, including panelled walls and a striking large brick open fireplace, adding warmth and personality to the home.

The fully integrated modern kitchen is thoughtfully designed and well equipped, featuring a washing machine, tumble dryer, dishwasher, double oven with five-ring hob, microwave and wine cooler, with further space for a larger double fridge. This property has underfloor heating throughout the kitchen/diner.

The upstairs is equally well designed, offering a practical and comfortable layout that maximizes both space and privacy. The rooms are arranged in a way that feels balanced and functional, making the level easy to navigate and well suited for daily living. Updates throughout the upstairs have been tastefully completed, giving the space a clean, modern feel while maintaining a warm and welcoming atmosphere. Overall, the upstairs reflects thoughtful planning and quality updates that add to the home's overall appeal and livability.

Outside, the property continues to impress with a stunning, south-westerly facing walled garden, beautifully stocked and offering a high degree of privacy—ideal for entertaining or quiet relaxation. A substantial shingle driveway provides parking for several vehicles, while additional benefits include clever storage solutions, underfloor heating, and a recently refurbished main bathroom finished to a high standard.

A rare opportunity to acquire a property of this size, offering exceptional privacy and seclusion, yet positioned just a short walk from the charm and amenities of Beaconsfield Old Town.

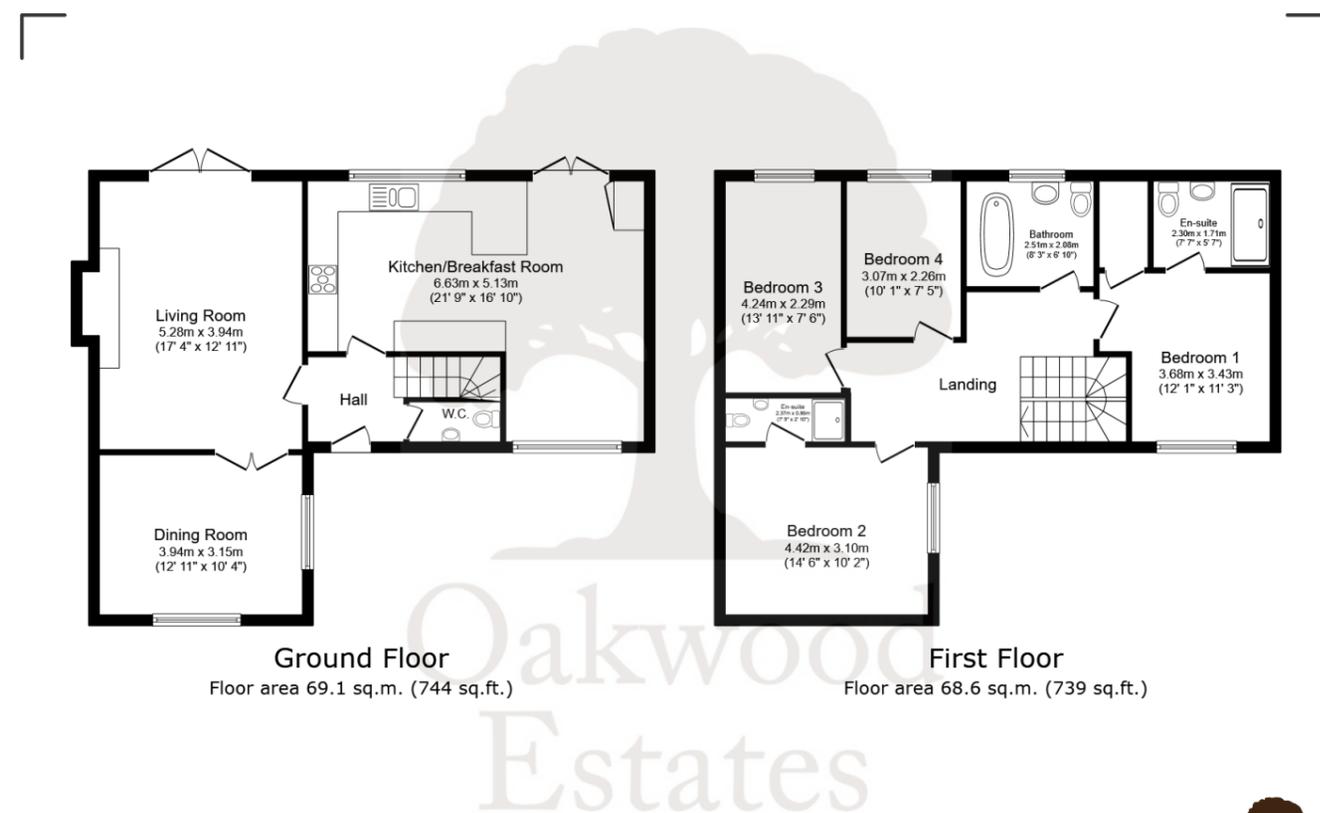


Property Information

-  FOUR DOUBLE BEDROOM COTTAGE
-  INTEGRATED KITCHEN
-  STUNNING WOODEN FLOORS
-  PRIVATE WALLED GARDEN
-  JUST UNDER 1500 SQUARE FOOT
-  EPC - C
-  DRIVEWAY PARKING FOR 4 CARS
-  SEPARATE DINING AREA
-  RECESSED SPOT LIGHTING
-  20 MINUTES WALK TO BEACONSFIELD TRAIN STATION
-  COUNCIL TAX BAND - F

					
x4	x2	x3	x4	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



Total floor area: 137.7 sq.m. (1,482 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.



Local Area

Beaconsfield Old Town is a picturesque, historic market town in Buckinghamshire, known for its wide Georgian high street, 16th-century timber-framed buildings, and traditional coaching inns. It offers a charming, village-like atmosphere, featuring independent boutiques, antique shops, and a weekly Tuesday market.

Local 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
- 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

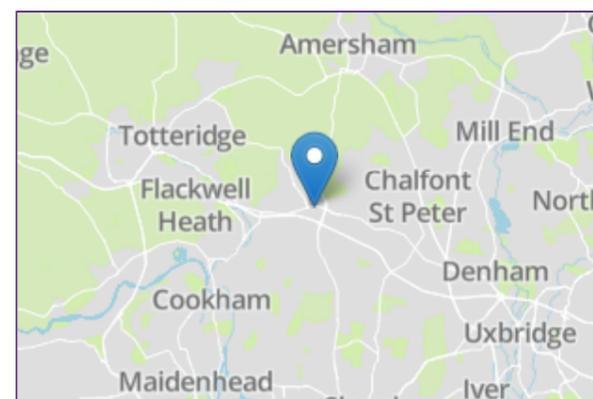
The town is served by Beaconsfield Railway Station, operated by Chiltern Railways, which provides frequent services to London Marylebone with a journey time of about 24 minutes. The station also connects to Birmingham and other destinations in the Midlands, offering great flexibility for rail commuters. 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.

External

To the rear of the property you are met with a South/West facing, very private garden, low maintenance lawn with a patio area perfect for entertaining and a BBQ area. The front of the property allows parking on a gravel based driveway providing easy access to all the local amenities.

Council Tax

Band F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	83
(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	