



**Mayflower Way,**  
Beaconsfield

















# Mayflower Way,

## Beaconsfield



Upon entering the property, you are welcomed into a bright entrance hallway, finished with beautifully refurbished original parquet flooring. From here, you flow seamlessly into the impressive open-plan kitchen and dining area. The kitchen itself is a real centerpiece, featuring a 5-ring gas hob, Richmond Range Master-style cooker, bespoke fitted cupboards and wine rack, marble worktops, a Fohen hot tap, and Heritage tumbled limestone tiles. Bifold doors open directly to the rear garden from the kitchen, while the dining space is complemented by French doors, allowing the area to be flooded with natural light. A wood burner in the open-plan living space adds warmth and charm, making it ideal for cosy family evenings or social gatherings. The majority of the ground floor benefits from a Sonos surround sound system, perfect for entertaining.

Adjoining the kitchen is a versatile sitting area with dual-aspect views. The second reception room is currently used as a playroom but also serves as a home office or possible gym space. Completing the ground floor is a well-appointed utility room with underfloor heating, continuing the high-quality finish from the kitchen including marble worksurfaces and metro tiles, and a convenient downstairs WC and shower room.

Upstairs, the property offers five well-proportioned bedrooms. The principal suite is a true highlight, featuring a generous walk-in wardrobe, additional fitted wardrobes, and a luxurious ensuite bathroom with shower, basin, WC, heated towel rail, and underfloor heating. Bedrooms two and three are spacious doubles with front aspect views, bedrooms four and five are well-sized and have rear aspect views. These rooms are served by a stylish family bathroom with freestanding bath, shower, basin, WC, heated towel rail, and underfloor heating.

Additional practical features are woven throughout the home, including full Cat 5 networking perfect for home-working, front and rear CCTV, and a Megaflo central heating system, ensuring comfort, convenience, and connectivity in every area.

Externally, the property occupies a generous 0.18-acre plot. It is entered via secure electric gates with intercom entry, leading to a slate and brick driveway providing parking for up to eight vehicles. The rear garden is designed for relaxation and socializing, with a large patio area, lawn, children’s play zone complete with a Wooden Wickey climbing frame on bark chippings, a four-person hot tub, and a dedicated BBQ area.

This turnkey property has been carefully designed for family living and is superbly located close to some of the most highly rated schools in the county, offering both convenience and lifestyle appeal.

### 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 is nearby. The town brims with excellent amenities to suit all your needs.

### 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  
Gayhurst 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 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.

### Disclosure

In accordance with Section 21 of the Estate Agents Act 1979, we are required to inform you that a Director of Oakwood Estates Property Agents Ltd has a personal connection with the property known as ‘Corner House.’





## Key Features

- Detached 5 Bedroom House
- Large Open Plan Kitchen/ Diner/ Living Room
- Plantation shutters throughout
- Electric Gates and Parking for 8 Cars
- EPC- C
- Recently Refurbished
- Utility Room
- 0.18 Acre Plot
- Council Tax Band- F
- 2077 Sq Ft



**x5**

**Bedrooms**



**x3**

**Reception  
Rooms**



**x3**

**Bathrooms**



**x8**

**Parking  
Spaces**



**Y**

**Garden**



**N**

**Garage**



## Marketing Office Contact Details



1, The Highway, Beaconsfield, HP9 1QD



01494 296123



beaconsfield.enquiries@oakwood-estates.co.uk

## EPC

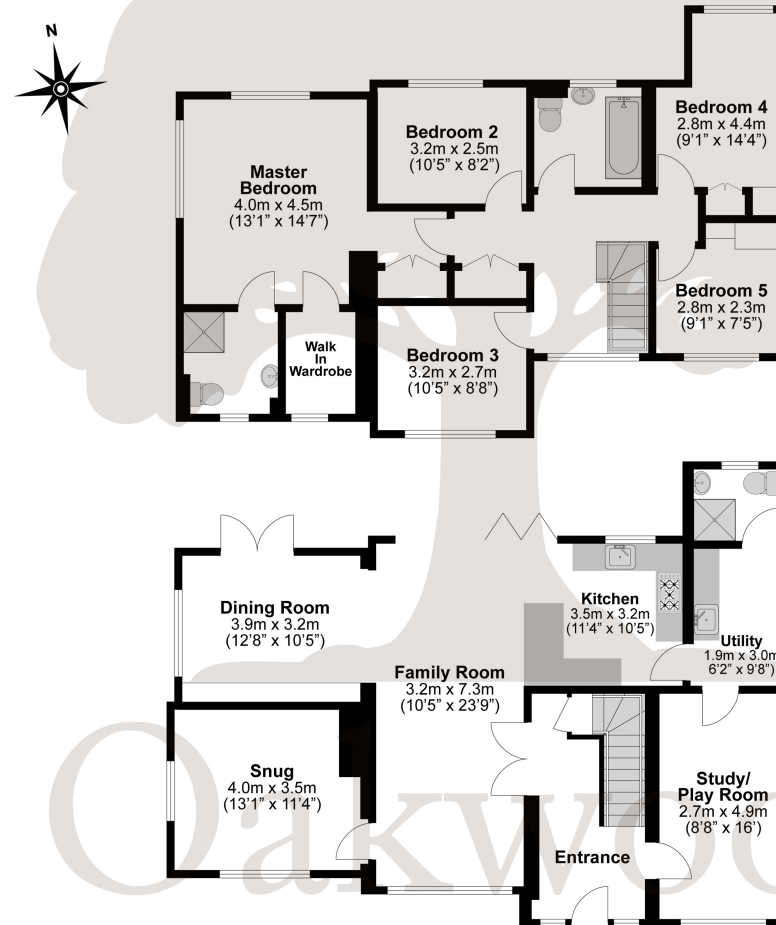
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Property Location





**Total Approximate Floor Area**  
2077 Square feet  
193 Square metres



**Illustrations are for identification purposes only,  
measurements are approximate, not to scale.**





Oakwood  
Estates