



Holtspur Top Lane,
Beaconsfield



Oakwood
Estates







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Beaconsfield



An exceptional five double bedroom townhouse extending to approximately 3,000 sq ft, built in 2002 and thoughtfully designed in a striking new-build style. Presented over four impressive levels, this outstanding south-east facing home enjoys breathtaking views over open countryside to the rear and is superbly positioned near Beaconsfield New Town.

From the moment you step inside, the quality and attention to detail are immediately apparent. A spacious entrance hall leads through to an elegant lounge, beautifully finished with wooden floors, recessed spotlighting, bespoke built-in TV units and underfloor heating. Bi-folding doors open onto a balcony terrace, perfectly framing the exceptional countryside views and creating an idyllic setting for entertaining. The lower ground floor forms the true heart of the home, an expansive kitchen/dining/family space designed for modern living. The integrated kitchen features premium Siemens appliances, including a double oven, induction hob, large dishwasher and full-height fridge freezer, all centred around a stylish breakfast bar.

Tiled flooring enhances the contemporary feel, while bi-folding doors provide seamless access to the private south-east facing garden. This level also boasts a superb cinema room complete with built-in speakers for an immersive experience, alongside a separate shower room and a well-appointed utility room with washing and drying facilities discreetly housed away from the main living areas.

Across the upper floors, the accommodation continues to impress. The principal bedroom suite offers stunning open views, a separate dressing room and a luxurious en-suite bathroom with dual sinks and a walk-in shower. The remaining four double bedrooms are generously proportioned, with additional en-suite facilities providing flexibility for family living and guests. Each room benefits from neutral décor, wooden flooring, underfloor heating and Cat 6 wired cabling, ensuring high-speed connectivity throughout.

To the rear, the private south-east facing garden enjoys uninterrupted countryside views and features a spacious terrace ideal for outdoor dining and summer gatherings, with the remainder laid to lawn. To the front, the property offers ample parking for up to four vehicles in addition to an integral garage. Location Situated close to Beaconsfield New Town, the property benefits from an excellent selection of shops including Waitrose, Sainsbury's and Marks & Spencer, as well as a library and mainline railway station (Chiltern Line) offering direct services to London Marylebone in just over 20 minutes.

The area is highly regarded for its outstanding private and state schooling, including the grammar school system, together with superb sporting and leisure facilities. The charming Old Town, just a short distance away, provides an attractive range of restaurants and public houses, while convenient road links via the M40 (Junction 2) connect easily to the M25 and beyond. This is a rare opportunity to acquire a substantial, beautifully appointed home combining contemporary design, advanced technology and exceptional views in one of Buckinghamshire's most sought-after location.

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 22 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. 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.

Adaptions

This property benefits from Cat 6 wired cabling, underfloor heating, Siemens appliances and a built-in speaker system.

External

Set on approximately 3,000 sq ft, this property provides a large private rear garden with stunning views and low maintenance lawn. To the front of the property there is off street parking for four cars and a further single garage.



Key Features

- Stunning Views
- Stunning Integrated Kitchen with Breakfast Bar
- Cinema Room
- Easy access for M4/M25 networks
- Council Tax Band - G
- Parking for Four Vehicles
- Presented over Four Levels
- Easy access into Central London via Marylebone Station
- CAT 6 Cabling Throughout
- EPC - B

| | | | | | |
|---|---|---|---|---|---|
|  |  |  |  |  |  |
| x5 | x3 | x4 | x3 | Y | Y |
| Bedrooms | Reception Rooms | Bathrooms | Parking Spaces | Garden | Garage |



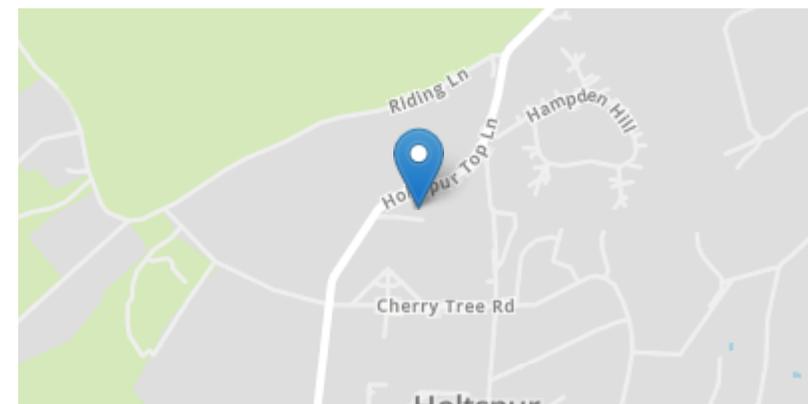
Marketing Office Contact Details

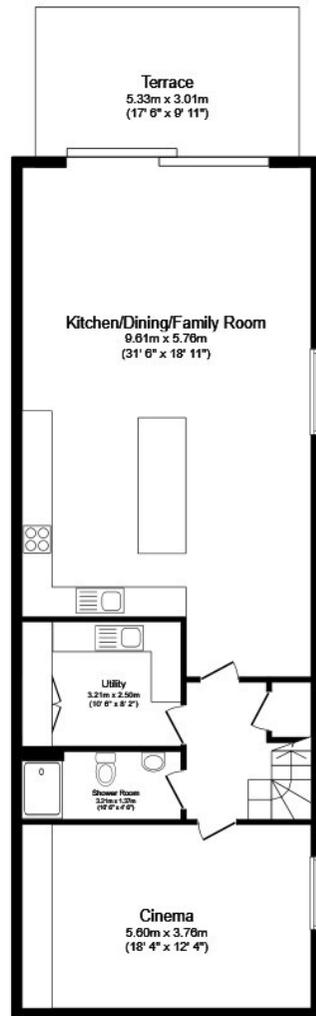
-  1, The Highway, Beaconsfield, HP9 1QD
-  01494 296123 
-  beaconsfield.enquiries@oakwood-estates.co.uk

EPC

| Energy Efficiency Rating | | Current | Potential |
|---|----------|---|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | 87 | 87 |
| (69-80) | C | | |
| (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  | |

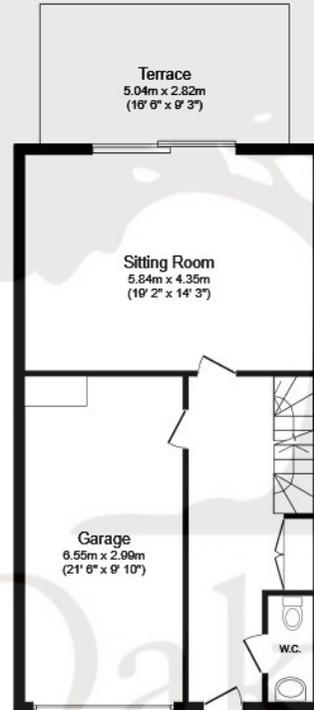
Property Location





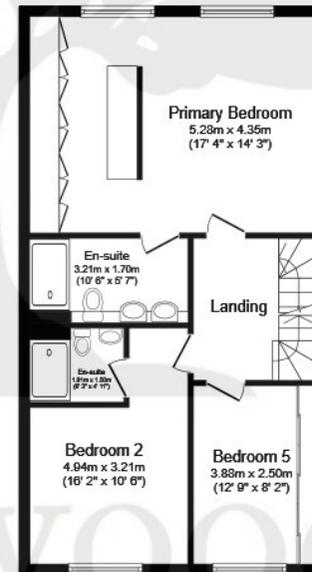
Lower Ground Floor

Floor area 98.6 sq.m.
(1,062 sq.ft.)



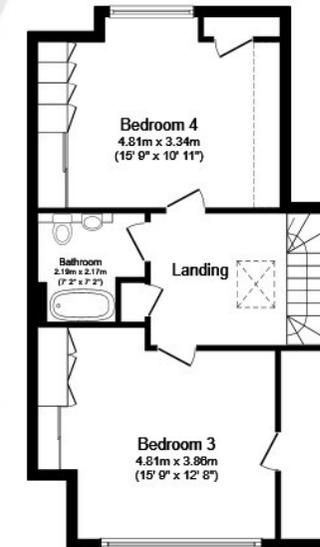
Ground Floor

Floor area 64.2 sq.m. (691 sq.ft.)



First Floor

Floor area 64.2 sq.m. (691 sq.ft.)



Second Floor

Floor area 51.6 sq.m. (556 sq.ft.)

Total floor area: 278.7 sq.m. (3,000 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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