



**Minerva Way,
Beaconsfield**









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Set within an exclusive enclave in the heart of Beaconsfield Old Town, Stable House is a beautifully converted Grade II listed barn, originally built in 1998, offering an exceptional blend of historic character and contemporary comfort.

Showcasing striking exposed oak beams, elegant stone and wooden flooring, and an abundance of natural light, this unique home provides versatile living space designed for modern family life. On the ground floor there is plenty of warmth, space, and versatility. The impressive sitting room forms the heart of the home, featuring rich wooden floors, dramatic oak beams, and a charming reading nook. A characterful stone fireplace with an open fire creates a cosy focal point, while bi-fold doors and skylights flood the space with light and open seamlessly onto the patio—perfect for indoor-outdoor living. The spacious kitchen/breakfast/family room is thoughtfully designed for both everyday living and entertaining. It boasts a large central island with breakfast bar, granite worktops, and a full suite of high-spec integrated Miele appliances, including oven, microwave, gas hob, dishwasher, and ample refrigeration with a large fridge and freezer. Recessed spot lighting and stone floors add a sleek finish, while bi-fold doors lead directly to a patio ideal for BBQs and social gatherings. A separate utility room provides further practicality with excellent waste disposal solutions. A particularly attractive feature is the ground floor principal bedroom suite, offering privacy and flexibility. This beautiful room includes a skylight, built-in storage, neutral décor, and views over the courtyard. The en-suite bathroom is beautifully appointed with Mediterranean-style tiles, a bath, and a walk-in shower.

Additional ground floor accommodation includes a dedicated home office/study (or optional fifth bedroom), a separate W/C with tiled flooring, and an additional reception room adjacent to the courtyard, further enhancing the home's flexibility. As you make your way upstairs, three further bedrooms provide comfortable accommodation, each finished in neutral tones. Bedroom 2 benefits from built-in wardrobes and a skylight, while bedroom 3 showcases exposed beams and additional storage. A well-appointed family bathroom features tiled floors and recessed spot lighting. The outdoor space is private and inviting. The property enjoys a charming, low-maintenance garden with a lawn, planted borders, and a dedicated BBQ area on a patio next to the kitchen, making it ideal for entertaining. At the back a walled courtyard offers an additional private outdoor retreat. The home is set on a private road, enhancing both privacy and exclusivity. This Grade II listed barn conversion (built in 1998) spans just under 3,000 sq ft of living space, with neutral décor, double glazing, and gas central heating. The property benefits from two loft spaces (including a boarded loft with a considerable amount of storage space and potential for conversion into an additional double bedroom with en-suite, subject to planning permission), fast broadband connectivity, a north-facing orientation, parking, and storage.

The property also benefits from a single garage, two allocated parking spaces, and a garden shed for additional storage. Ideally positioned in the historic Old Town, the property is within easy reach of boutique shops, restaurants, and local amenities. Beaconsfield station (approx. 1.3 miles) provides fast and direct services to London Marylebone, making this an excellent choice for commuters while retaining the charm of a quintessential market town setting.

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.

Adaptions

Planning permission granted for loft conversion for double bedroom with en-suite.



Key Features

- Secluded Four Bedroom Property Adjacent Beaconsfield Old Town
- Stunning Exposed Oak Beams
- Integrated Kitchen with Miele Appliances
- Grade Two Listed Property
- EPC - D
- No Onward chain
- Quiet Location
- Easy Access For M4/M25 networks
- Private Road and Parking for Three Vehicles
- Council Tax Band - G



x4

Bedrooms



x4

Reception Rooms



x3

Bathrooms



x3

Parking Spaces



Y

Garden



Y

Garage



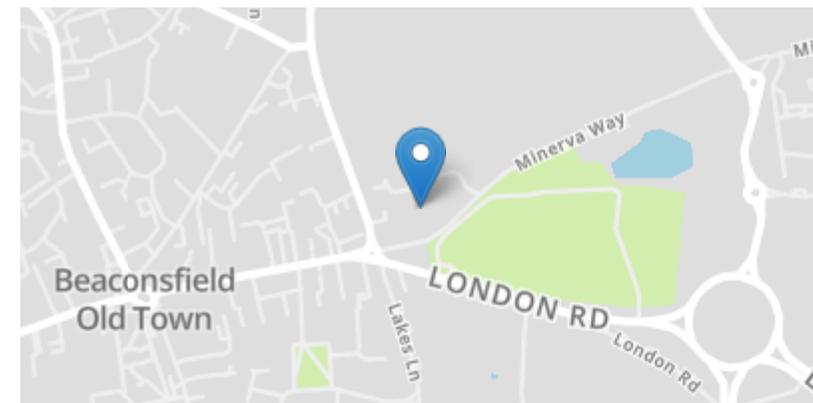
Marketing Office Contact Details

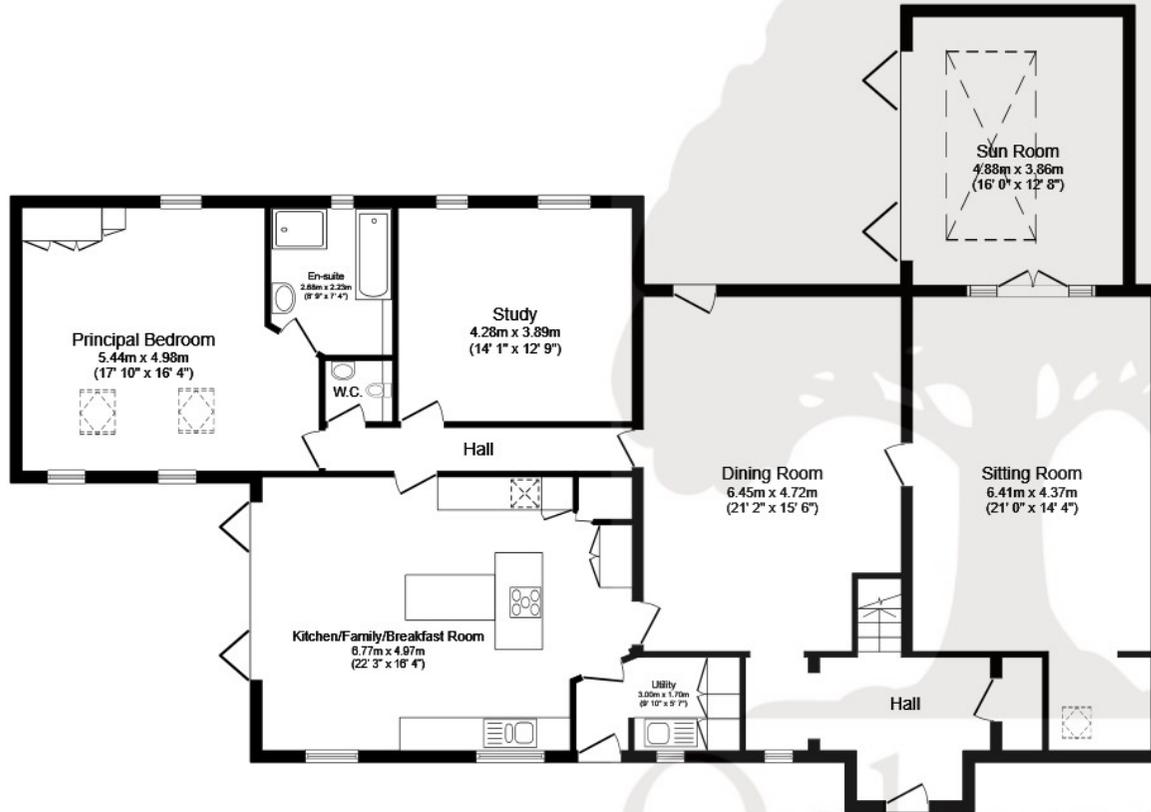
- 📍 1, The Highway, Beaconsfield, HP9 1QD
- ☎ 01494 296123
- @ beaconsfield.enquiries@oakwood-estates.co.uk

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

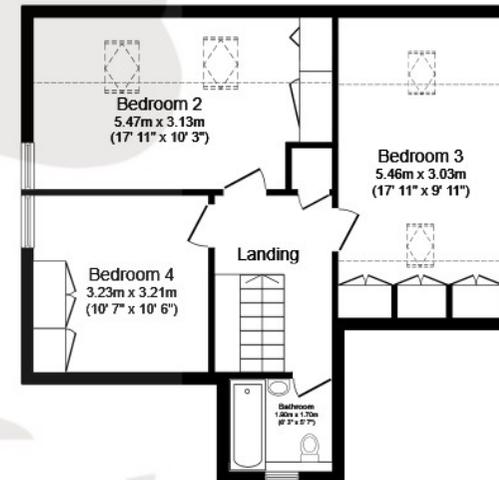
Property Location





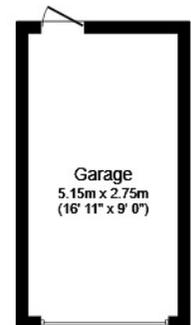
Ground Floor

Floor area 196.8 sq.m. (2,118 sq.ft.)



First Floor

Floor area 59 sq.m. (635 sq.ft.)



Garage

Floor area
14.2 sq.m.
(153 sq.ft.)

Total floor area: 270 sq.m. (2,906 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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