

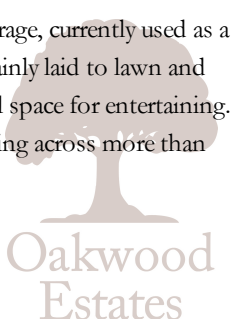
On arrival, you're welcomed into a bright and spacious entrance hall. To the right is a generous front-aspect study or home office, complete with cloakroom storage ideal for remote work or a quiet retreat. To the left, a beautifully proportioned sitting room offers dual-aspect natural light and flows seamlessly through to a separate dining room with French doors leading out to the rear patio and garden. The kitchen is well-appointed with stylish Silestone worktops and a central breakfast bar, offering a sociable hub for the household. High-quality integrated appliances include a wine cooler, fridge-freezer, Neff oven, microwave, and a five-ring induction hob. Adjoining the kitchen is a large utility room functioning as a secondary kitchen, fitted with additional storage, and another oven, perfect for large families or entertaining.

A standout feature of the ground floor is the self-contained annex area to the far left wing of the house. It includes a private entrance, a dual-aspect sitting/dining room, a separate bedroom, and a stylish wet room with walk-in shower, WC, and basin. Whether for guests, extended family, or a live-in nanny, this flexible space offers excellent independence. With some thoughtful reconfiguration, it could also be better integrated into the main home if preferred. Completing the ground floor is a well-placed downstairs shower room, adding further convenience.

Upstairs, the first floor offers four bedrooms. The primary bedroom is front-facing and features built-in wardrobes. Bedroom two also enjoys a front aspect, while bedroom three sits to the rear. Bedroom four is a spacious single currently configured as a dressing room with sliding wardrobes. A well-equipped family bathroom serves all upstairs bedrooms.

Externally, the property offers parking for at least four vehicles via a private driveway and also benefits from a converted garage, currently used as a gaming suite or additional reception room, though it can easily be reinstated as a garage if required. The rear garden is mainly laid to lawn and features mature planting, a raised patio ideal for outdoor dining, and a pergola-covered seating area that provides a practical space for entertaining.

A pond adds a peaceful touch, creating a pleasant natural backdrop. This impressive home delivers extensive, flexible living across more than 2,300 sq ft and is located within a highly sought-after residential area.





Property Information

-  5 BEDROOM DETACHED FAMILY HOME
-  SOUTH FACING REAR GARDEN
-  GRAMMAR SCHOOL CATCHMENT AREA
-  CUL-DE SAC LOCATION
-  EPC- C
-  CONTEMPORARY KITCHEN WITH SILESTONE WORKTOPS
-  SIGNIFICANT POTENTIAL TO EXTEND (STPP)
-  WALKING DISTANCE TO BEACONSFIELD TOWN CENTRE
-  COUNCIL TAX BAND- F
-  2432 SQ FT



x5

Bedrooms



x3

Reception Rooms



x3

Bathrooms



x5

Parking Spaces



Y

Garden



Y

Garage

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 nearby

The town brims with excellent amenities to suit all your needs. From boutique shops and high-end retailers to charming local businesses, Beaconsfield caters to every shopper. Dining out is a delight, with a diverse array of restaurants, cafes, and pubs offering a variety of culinary experiences. For daily essentials, several supermarkets and convenience stores are at your service.

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.

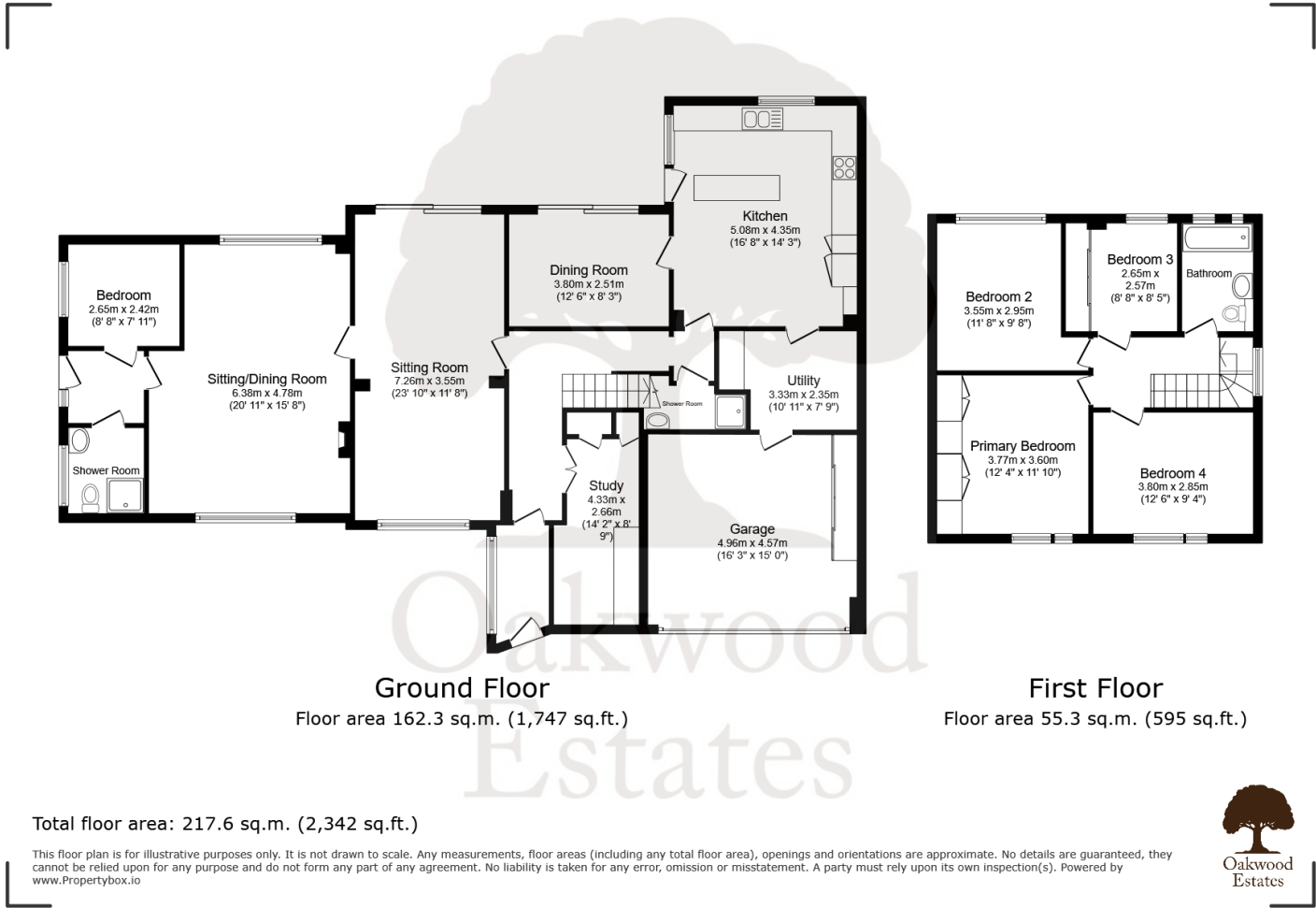
For those traveling by road, Beaconsfield is conveniently located near junction 2 of the M40 motorway, granting easy access to London, Oxford, and Birmingham. The A40 also runs through the town, providing another vital route to London and the west.

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 conne

Council Tax

Band F

Floor Plan



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.

