

# Hamptons

INTERNATIONAL



## Grenfell Road, Beaconsfield, HP9

6  4  5 

GUIDE PRICE

**£2,850,000**

**(£2,850,000)**

## Property details

---



### Key features

- **6 Bedrooms**
- **4 Bathrooms**
- **Kitchen/ Dining Room**
- **Drawing Room**
- **Family Room**
- **Sitting Room**
- **Study**
- **Garage**
- **Summer House**
- **0.334 Acre Plot**

## Grenfell Road, Beaconsfield, HP9

GUIDE PRICE

**£2,850,000**

**(£2,850,000)**

6  4  5 

---

## Description

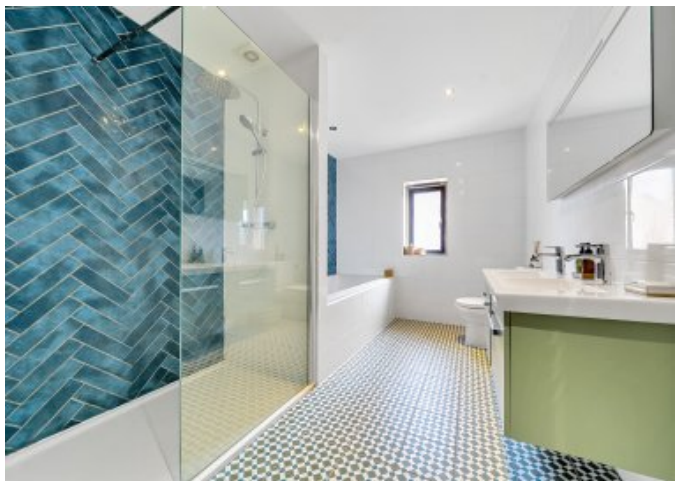
An impressive Beaconsfield home of over 4,200 sq ft, set on a generous 0.334-acre plot. Features include a striking entrance hall, 26ft drawing room with fireplace and bi-fold doors, kitchen/breakfast room flowing into a garden room, six bedrooms across three floors, and a versatile garden outbuilding, ideal for modern family living and entertaining. A striking oak-framed picture window floods the impressive entrance hall with natural light, providing access to the principal reception rooms. The ground floor is finished with marble flooring that flows seamlessly into the kitchen/dining space. Of particular note is the magnificent 26ft drawing room, centred on a stone and oak fireplace and opening through wide bi-fold doors onto the landscaped garden. At the heart of the home, the kitchen/dining room is beautifully appointed with bespoke oak cabinetry, stone worktops, a range cooker, boiling water tap, filtered water tap, and an integrated sound system. The triple-aspect dining area, illuminated by a roof lantern, opens directly onto the terrace via bi-fold door providing a seamless connection between indoor and outdoor living. A utility room with additional cabinetry, appliance space, and direct terrace access supports the kitchen. Completing the ground floor are a welcoming family room, a sitting room with open fireplace, a study with feature fireplace, and an integral garage. The first floor is arranged around a spacious landing, framed by a dramatic picture window. Four well-proportioned bedroom suites occupy this level, including the principal suite with dressing area and luxurious en suite. Two further bedrooms share a stylish shower room, while a self-contained guest suite offers built-in wardrobes and a private en suite bathroom. The second floor provides exceptional flexibility, comprising two further rooms with built-in wardrobes, useful eaves storage, and a well-appointed bathroom. These rooms lend themselves to a variety of uses as additional bedrooms, a games or cinema room, or a home office. The front-facing room enjoys a large window with charming views across St Michael's Green. Outside Set well back from Wilton Crescent, this property occupies a wide and generous west-facing plot of approximately 0.334 acres. To the front, an attractive block-paved driveway provides extensive parking for multiple vehicles and leads to a large single garage. The frontage is further enhanced by a neat lawn framed with beautifully maintained hedge borders, lending both privacy and kerb appeal. The rear garden is a true focal point of the home. Predominantly laid to lawn, it features a spacious patio that offers the perfect setting for al fresco dining and outdoor entertaining. A well-proportioned summer house is strategically positioned to capture the afternoon sun, making it an ideal retreat for home working, relaxation, or versatile additional storage. Situation This highly desirable location offers exceptional convenience and charm. Situated close to local tennis courts and within level walking distance of the town's amenities, it appeals to both commuters and those seeking a quiet, central setting in a friendly neighbourhood. The area is characterized by a distinctive collection of residential homes, ensuring a unique community feel. Beaconsfield train station, just over 300m away and provides swift access to London Marylebone in approximately 30 minutes. The New Town offers a comprehensive range of shopping facilities, restaurants, cafes. Supermarkets including Waitrose (under 400m), Marks & Spencer & Sainsburys . The area benefits from excellent schools in both the state and private sectors, further enhancing its appeal as a premier location. Property Ref Number: HAM-59799











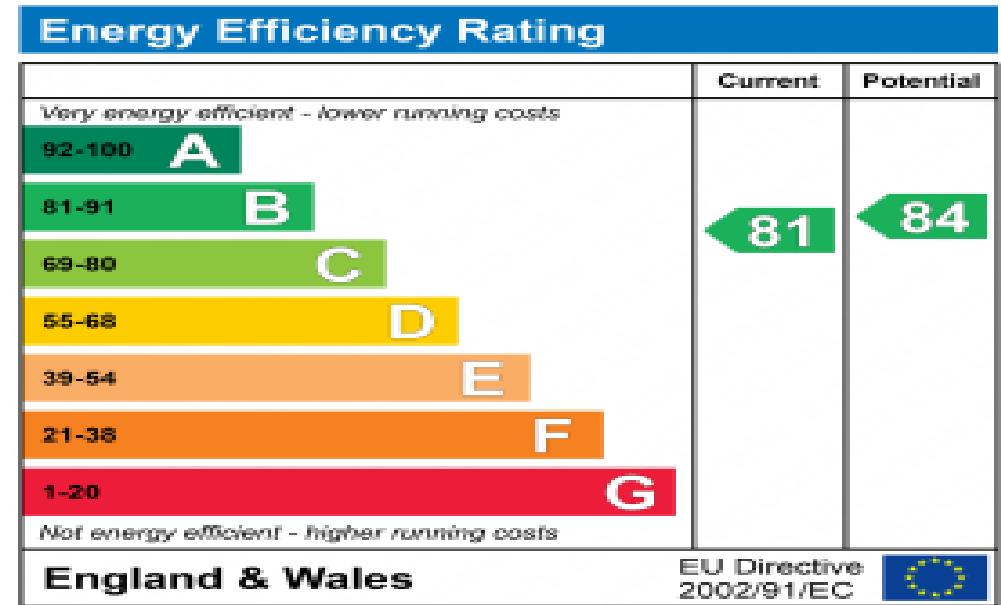












# Floor plan

Approximate Area = 3837 sq ft / 356.5 sq m  
Garage = 153 sq ft / 14.2 sq m  
Outbuilding = 247 sq ft / 22.9 sq m  
Total = 4237 sq ft / 393.6 sq m

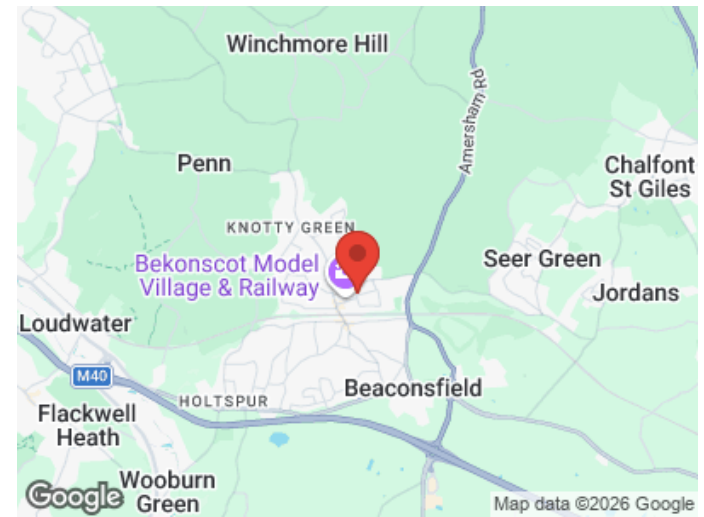
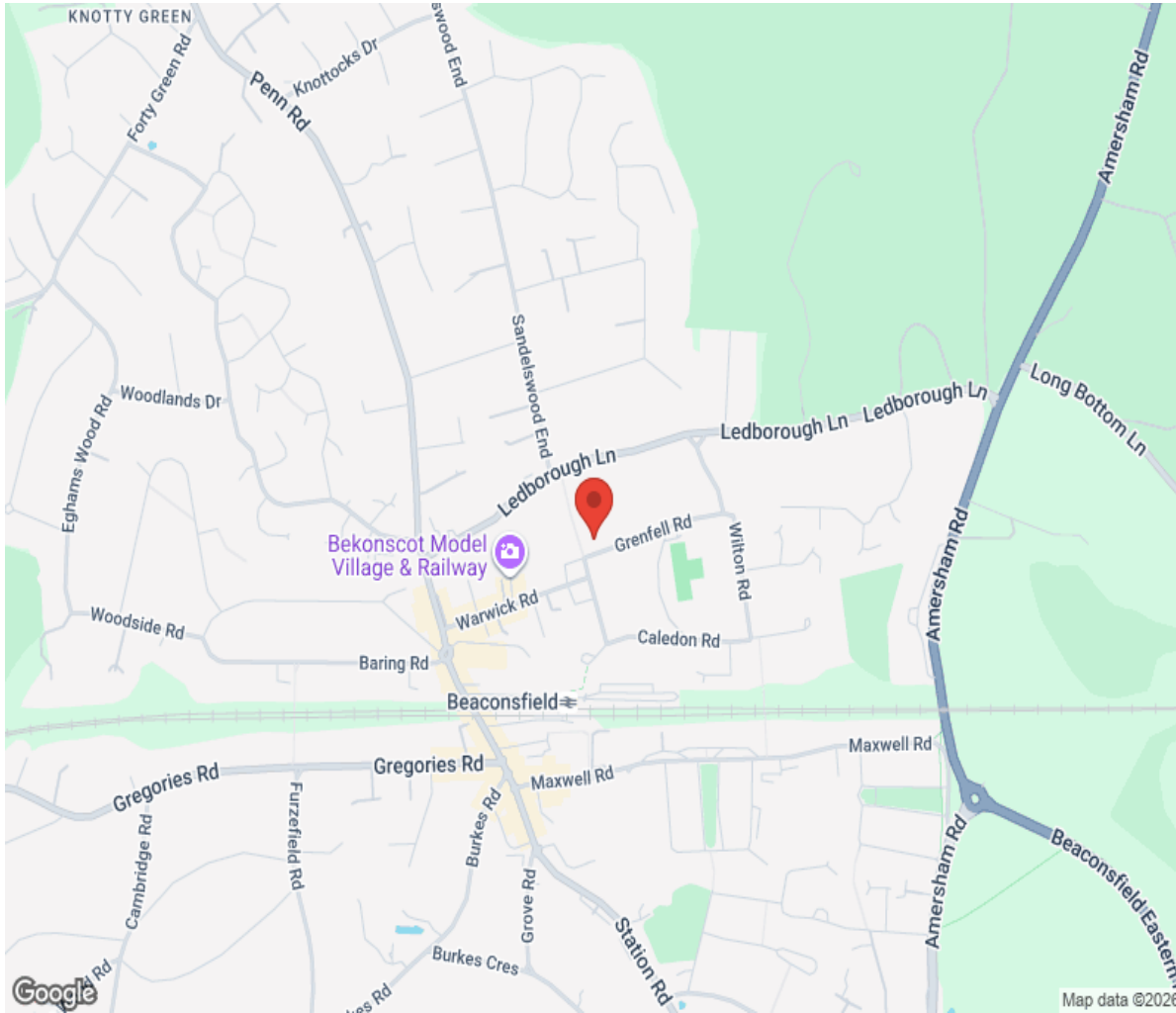
For identification only - Not to scale



Floor plan produced in accordance with NPS Property Measurement 2nd Edition.

# Location

---



# Hamptons

INTERNATIONAL

**+44 (0)20 8618 4551**

**[international@hamptons.co.uk](mailto:international@hamptons.co.uk)**

**[www.hamptons-international.com](http://www.hamptons-international.com)**