

Hamptons

INTERNATIONAL



Ledborough Wood, Beaconsfield, HP9

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GUIDE PRICE

£2,850,000

(£2,850,000)

Property details



Key features

- **5 Bedrooms**
- **4 Bathrooms**
- **5 Receptions**
- **Kitchen/ Dining/ Family Room**
- **Utility Room**
- **Cloakroom**
- **Garage**
- **West Facing Plot of 0.419 Acres**

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Description

This impressive five-bedroom family home has been extended and enhanced by the current owners. Positioned on a generous 0.419-acre plot along one of Beaconsfield's most desirable roads, it offers over 4,000 sq. ft. of elegant living space combining period charm with a contemporary specification. A bright and welcoming reception hall leads to the principal ground-floor rooms, featuring a generous hallway with elegant light wood flooring laid in a herringbone style. At the heart of the home is a spacious open-plan kitchen, dining, and living area stretching across the rear elevation. Skylights and bi-fold doors flood the space with natural light and provide a seamless connection to the garden. Designed for both everyday comfort and entertaining, this stylish area incorporates a contemporary kitchen with a large central island, high-quality integrated appliances, and a wine cooler. The adjoining snug, with French doors opening onto the patio, creates an inviting spot for summer relaxation. Additional ground-floor spaces include a separate breakfast room, a drawing room with a fireplace, and a versatile study/gym, along with practical amenities such as a utility room and access to the integrated garage. The first floor features five well-proportioned double bedrooms. The principal suite, positioned at the rear, offers a private retreat complete with a dressing room and a spacious en-suite including a freestanding bath, twin basins, and a walk-in shower. Bedroom 2 also enjoys a rear outlook and its own en-suite shower room, while Bedroom 3 benefits from a further en-suite. Bedrooms 4 and 5 are located at the front of the house and share the stylish family bathroom, which includes both a bathtub and a walk-in shower. All bathrooms are fully tiled and finished with modern vanity fittings. Outside Situated on a generous level plot of approximately 0.419 acres, the property is approached via an elegant carriage driveway offering ample parking and access to the integral garage. A side access leads to a beautifully maintained rear garden, which enjoys a sunny westerly aspect. The garden features an expansive manicured lawn, mature trees, a stone-paved terrace, and a greenhouse. A rear gate opens directly onto Ledborough Wood, providing effortless access to scenic walks and outdoor pursuits, ideal for nature lovers and dog owners alike. Situation The property occupies a prime Beaconsfield location, with easy access to both the historic Old Town and the vibrant New Town, offering a wide selection of independent shops, cafés, restaurants, and supermarkets. Beaconsfield station provides frequent services to London Marylebone in 30 minutes, while Junction 2 of the M40 ensures swift connections to the M25, London, Heathrow, Oxford, and Birmingham. Renowned for its schooling, local state options include Beaconsfield High School, Beaconsfield Primary, and St Mary's Catholic Primary, while independent schools such as High March, Davenies, Caldicott, and The Beacon School are within easy reach. Leisure opportunities abound, from tennis at Beaconsfield Tennis Centre and golf at Beaconsfield Golf Club, to walking in Hogback Wood and exploring the Buckinghamshire countryside, ideal for cycling, dog walking, and outdoor pursuits. With excellent amenities, schools, and connectivity, the property is perfectly positioned for modern family living. Property Ref Number: HAM-62200







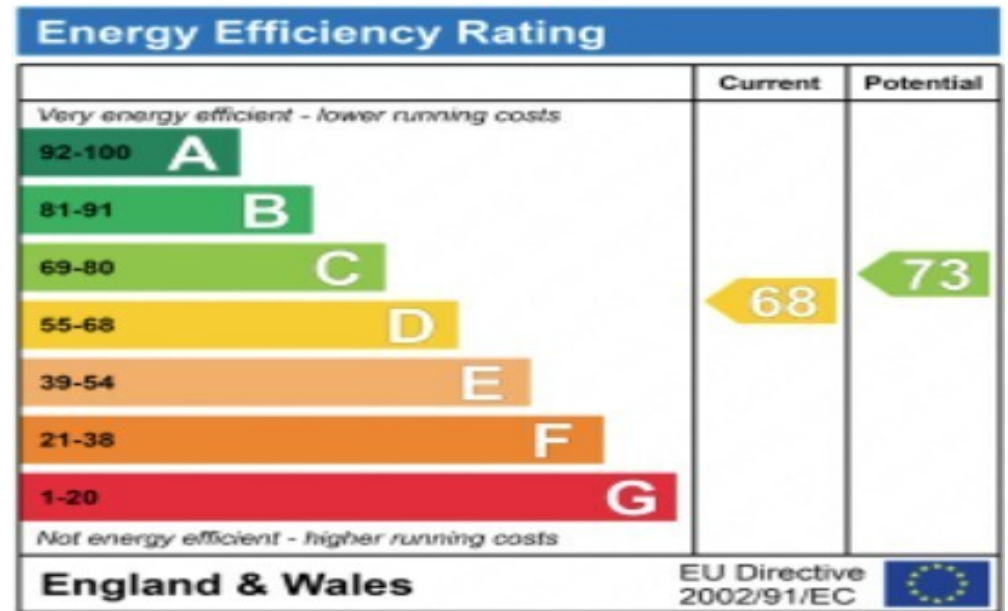










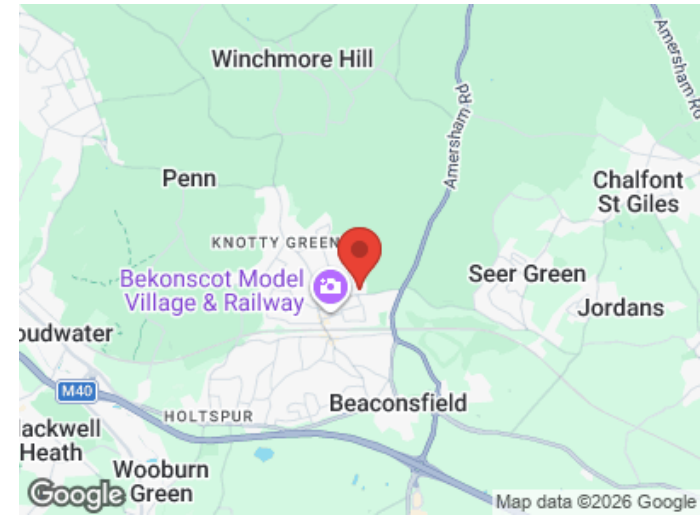
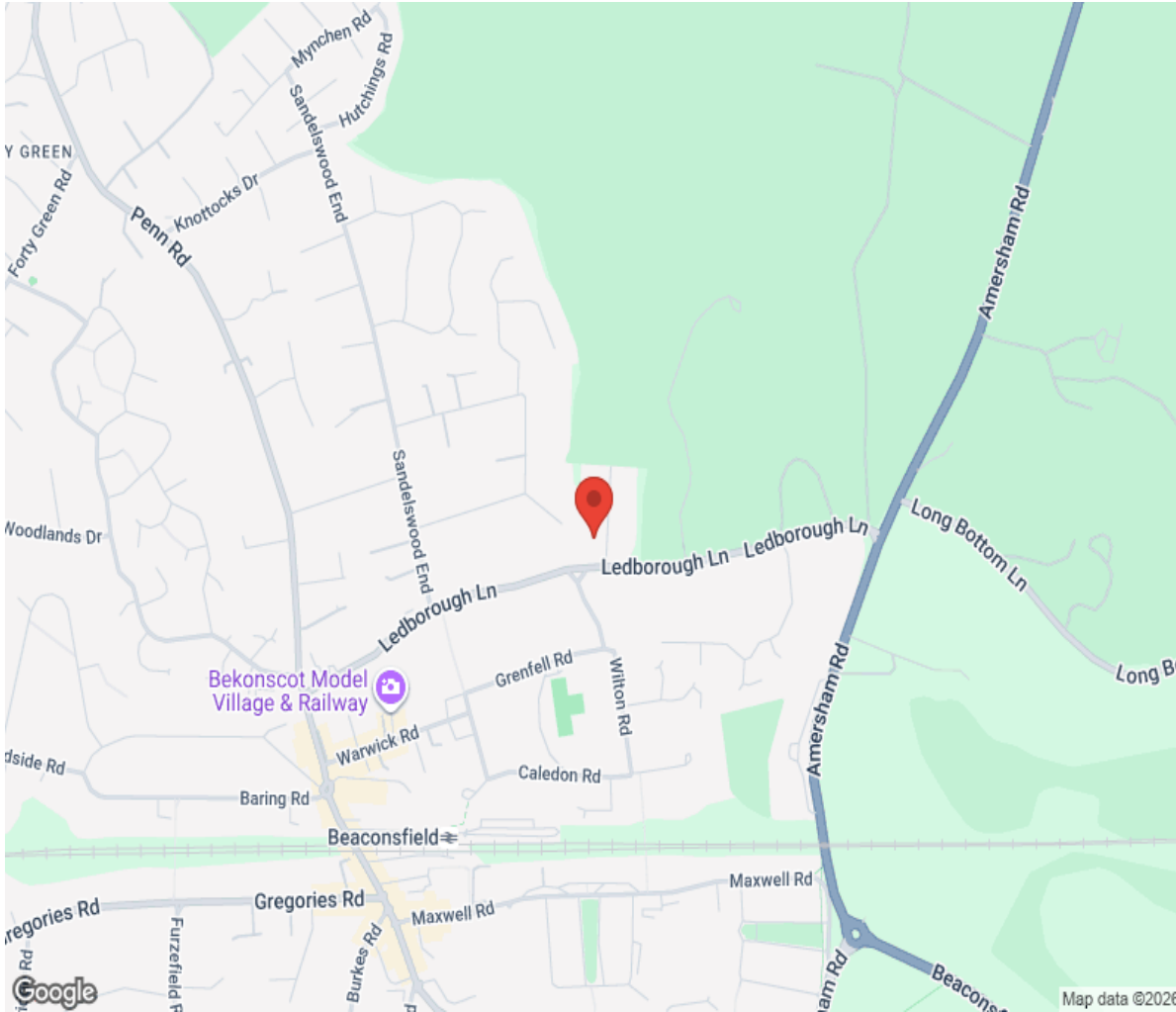


Floor plan

Approximate Area = 3750 sq ft / 348.3 sq m
Garage = 248 sq ft / 23 sq m
Total = 3998 sq ft / 371.3 sq m
For identification only - Not to scale



Location



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+44 (0)20 8618 4551

international@hamptons.co.uk

www.hamptons-international.com