

Hamptons

INTERNATIONAL



Beeches Park, Beaconsfield, HP9

5  3  4 

GUIDE PRICE

£2,250,000

(£2,250,000)

Property details



Key features

- **5 Bedrooms**
- **3 Bathrooms**
- **Kitchen**
- **Breakfast Room**
- **Sitting Room**
- **Dining Room**
- **Library**
- **Utility**
- **Office**
- **Conservatory**

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Description

5 Bedroom Family Home in a quiet cul-de-sac, walking distance to Beaconsfield New Town. Nestled in a quiet cul-de-sac, this 5 bedroom family home has charming kerb appeal. The pretty front garden provides a colourful welcome with well stocked flower beds and pathways weaving through the lawn to the front door, the garage and the side of the property. The front door is recessed providing character and shelter. On entering, there is an ample hallway with a double height ceiling to the landing above accented by a lantern light fitting. To the right of the hallway is a well proportioned sitting room with wood flooring, arranged around a central fireplace and beyond is a conservatory with access to the rear garden. At the far end of the hallway is a good sized, well fitted office and to the left of the front door is a formal dining room. Between the office and the dining room is a welcoming kitchen / breakfast room which is supplemented by a utility room. The kitchen is configured around a central island and has plenty of storage and counter space along with integrated appliances. Beyond the breakfast room is a traditionally styled, elegant library. The utility room leads to a corridor with access to the rear garden, patio area at the side of the property where the bins are housed and a store room which houses a temperature controlled wine cellar. A cloakroom by the front door completes the downstairs space. Upstairs are 5 well proportioned bedrooms, two with en-suites and a family bathroom. Outside the orientation of this property makes the most of the space that it sits in and creates a sense of privacy. A paved driveway leads to a double garage and an attractive front garden with well planned beds for seasonal colour and practical pathways to the garage and side gate. The south facing, private rear garden is edged with trees, fencing, trellising and flower beds. A patio wraps around the house with a recessed courtyard set between the conservatory, office, breakfast room and library, providing a perfect place for alfresco dining. Situation Set in a quiet cul-de-sac off Burkes Road, in the heart of Beaconsfield's 'Golden Triangle', which features the best individual prime housing stock of this sought-after market town, this home is perfectly situated to take advantage of all that Beaconsfield New and Old Towns have to offer. There is a wealth of quality restaurants and cafés close to hand as well as a range of shops including Waitrose and Marks & Spencer. Sporting interests are catered for by David Lloyd in Wooburn Green with a gym, tennis courts and a swimming pool. There are a number of sports clubs in Beaconsfield and golf courses at Beaconsfield, Wycombe Heights and Hazlemere. Highly regarded private and state schools in the area include boys' schools such as Davenies in Beaconsfield itself as well as The Royal Grammar School and John Hampden in High Wycombe. Girls' schools include High March preparatory school and Beaconsfield High School. For commuters the motorway network can be accessed at Junction 2 M40, linking to the M25, M1, M4, and Heathrow/Gatwick airports, whilst the station boasts a fast Chiltern Rail link to London Marylebone in under 30 minutes. Property Ref Number: HAM-61970











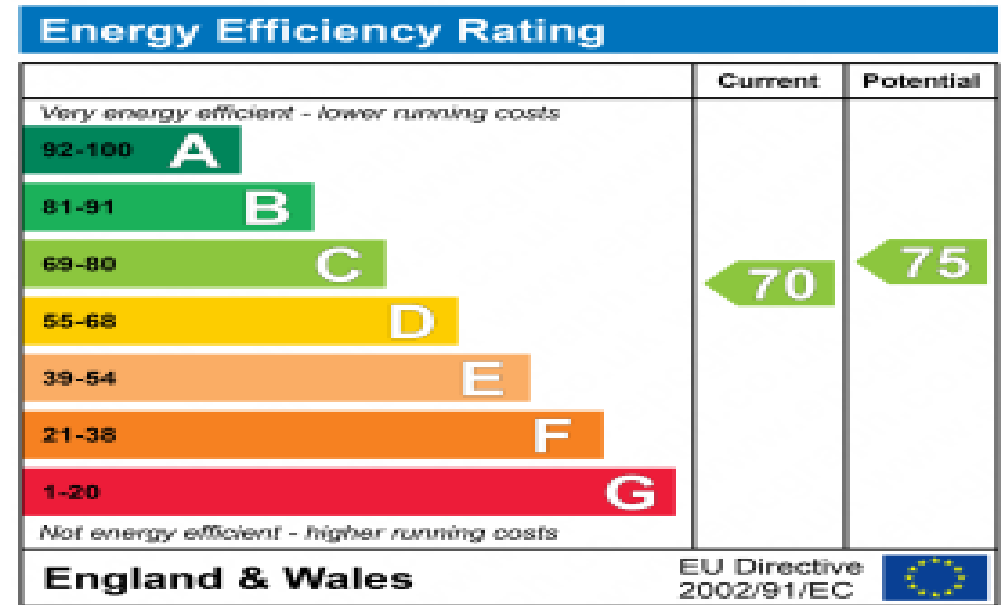




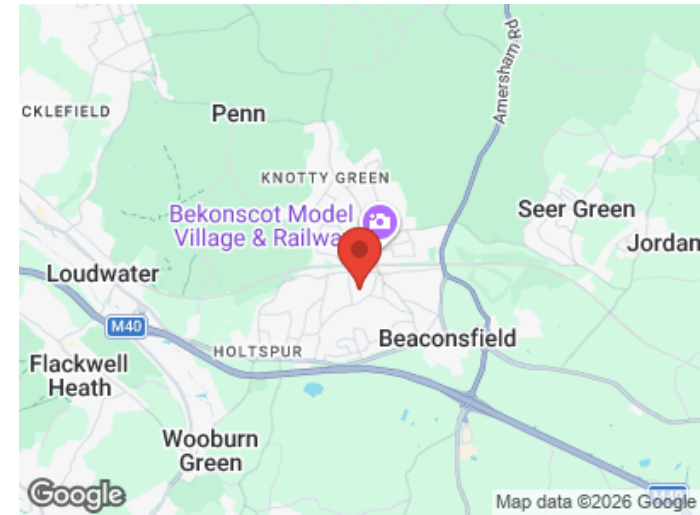








Location



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