

Hamptons

INTERNATIONAL



Burkes Road, Beaconsfield, HP9

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GUIDE PRICE

£3,250,000

(£3,250,000)

Property details



Key features

- Moments from the town centre and
- Modern house with a high specification
- Sociable open-plan layout
- 5 bedrooms serviced by 5 bathrooms
- 4 reception rooms including 2nd floor
- Stunning landscaped garden

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Description

Westway House is a 5,242 sq ft detached gem on a prime Beaconsfield road, moments from the high street and station. It boasts a stunning open-plan kitchen/family area, formal sitting room, study, terrace, five bedrooms, a luxurious principal suite, plus a cinema/games room and versatile second floor. The ground floor forms the true heart of the home, featuring a spectacular open-plan kitchen, dining, and family area. The bespoke kitchen is designed for both style and function, with a large central island, a comprehensive range of high-end appliances, and abundant storage. The adjoining dining space is flooded with natural light from a striking roof lantern and expansive sliding doors that open seamlessly onto the rear terrace, creating an ideal setting for both everyday living and entertaining. The ground floor layout is thoughtfully zoned to cater to all needs. A formal sitting room provides a refined space for relaxation, while a separate study offers a quiet, private workspace. Practicality is assured with a well-appointed utility room and a guest cloakroom. On the first floor, four beautifully appointed double bedrooms provide comfort and privacy. The principal suite is a true retreat, featuring a generous bedroom, a luxurious dressing room with extensive mirrored wardrobes, and a sumptuous en-suite bathroom complete with a freestanding bath and separate walk-in shower. The remaining three bedrooms each enjoy the convenience of en-suite facilities and built-in wardrobes. The second floor offers a versatile space brimming with potential. Here, a spacious cinema/games room, equipped with a projector and screen, provides the perfect venue for movie nights or family entertainment. An additional bedroom on this level is served by an en-suite bathroom, completing this impressive home. Outside Westway House is approached via a private gated entrance leading to a spacious resin-bound driveway and a double garage seamlessly integrated into the property. Set within a beautifully landscaped plot, the home features an east-facing rear garden predominantly laid to lawn, framed by mature hedges that create a peaceful and secure environment, perfect for children to play. A generous paved terrace stretches across the rear of the house, accessible from both the family room and dining room, offering an ideal setting for outdoor dining and entertaining. Situation The property occupies a prime position on one of Beaconsfield's most prestigious residential roads, ideally located in the heart of the New Town. The town centre is within easy reach, offering a strong selection of independent boutiques, convenience stores and popular restaurants, alongside major supermarkets including Waitrose, Sainsbury's and Marks & Spencer Simply Food. Beaconsfield benefits from a mainline rail service to London Marylebone, with journey times under 25 minutes, and the nearby M40 (Junction 2) provides excellent access to London, Oxford, Birmingham, Heathrow Airport and the M25. The area offers a wide range of sporting and leisure facilities, including tennis, squash, riding, golf, cricket, rugby and football. Buckinghamshire is renowned for its excellent education, with an outstanding choice of state and independent schools. Notable grammar schools include Beaconsfield High School for Girls, Dr Challoner's Boys' Grammar School, Dr Challoner's High School for Girls and The Royal Grammar School, while preparatory options include Davenies, High March and several highly regarded state primary schools. Property Ref Number: HAM-62436







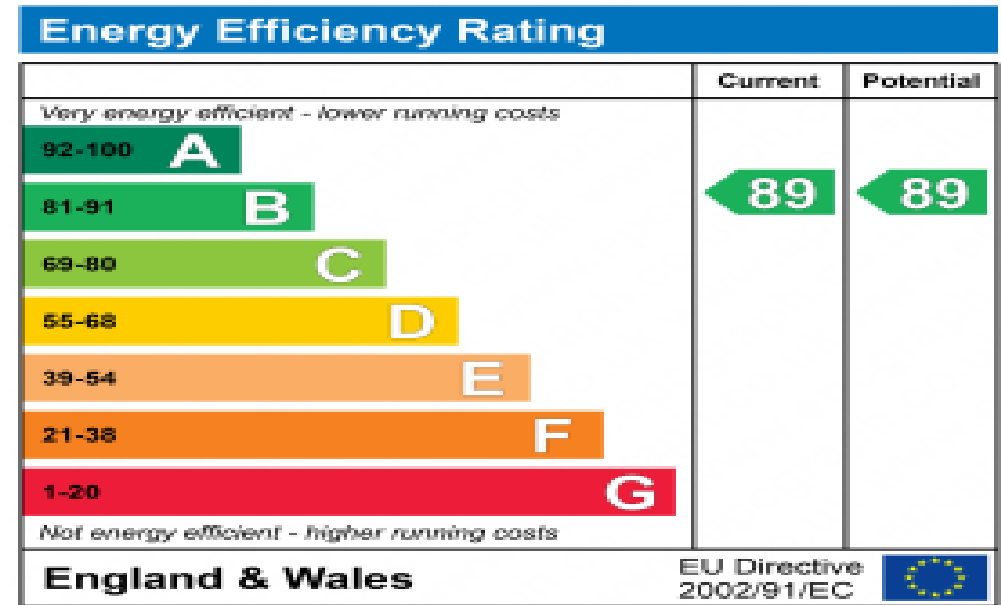










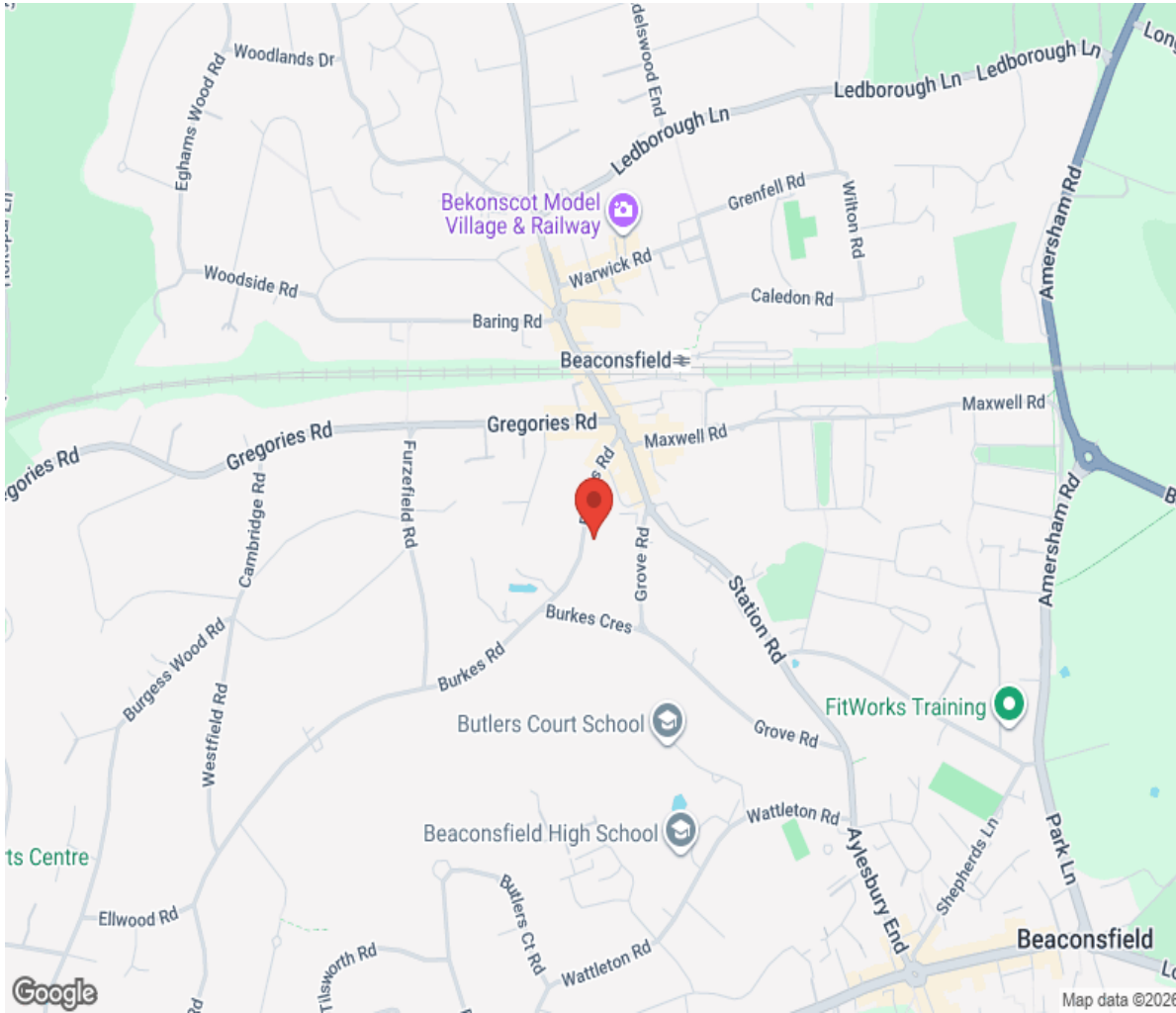


Floor plan

Approximate Area = 5242 sq ft / 486.9 sq m
For identification only - Not to scale



Location



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