

# Hamptons

INTERNATIONAL



**Queen Elizabeth Crescent, Beaconsfield, HP9**

4  3  2 

GUIDE PRICE

**£2,000,000**

**(£1,995,000)**

## Property details

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### Key features

- **4 Bedrooms**
- **3 Bathrooms**
- **Kitchen/Dining/Family Room**
- **Sitting Room**
- **Double Garage**
- **Garden**

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## Description

A beautifully presented four-bedroom home forming part of a distinguished period residence dating to 1890. This exceptional property has high ceilings, contemporary interiors, a striking drawing room, bathed in natural light and framed by a galleried landing. This exceptional home forms part of a distinguished former residence originally constructed in 1890 and is thought to be one of the oldest properties in Beaconsfield. Meticulously maintained and immaculately presented throughout, the property combines elegant period detailing with thoughtful modernisation. A generous entrance hall leads to a spacious kitchen/dining room and an impressive drawing room. The kitchen has been beautifully fitted and the versatile layout has space for dining as well as a family area, with dual sets of doors providing access to the garden. The breathtaking drawing room is a true highlight of this home with soaring ceilings, near floor-to-ceiling windows, and intricate wood panelling. A gallery frames the fireplace adding architectural interest, with a grand, sweeping staircase providing access to the upper floors. Beyond the drawing room is a home office, ideal for remote working or use as a playroom. A guest cloakroom competes the ground floor. There are three bedrooms and two bathrooms on the first floor. The principal bedroom has a contemporary en suite, while the remaining bedrooms are well proportioned and attractively finished. A further bedroom and bathroom are located on the second floor. There is also generous, fully boarded and insulated storage space. Underfloor heating is installed throughout the ground and first floors, and a Sonos system has been integrated into the drawing room, kitchen, and principal bedroom. Outside Positioned at the entrance of Queen Elizabeth Crescent and approached via communal electric gates, The house itself is freehold, whilst the garage which is accessible via the courtyard and secondary gated driveway along with the designated and visitors parking spaces are held on a leasehold basis. These areas, along with all communal grounds and the walled garden, are maintained under a service charge of approximately £800 per quarter. The lease runs for 999 years from January 2011. The expansive gardens, private patio accessed directly from the breakfast area and a walled courtyard garden adjoining the kitchen and family space, create an ideal setting for outdoor dining or quiet relaxation. Situation Butlers Court enjoys an excellent location with outstanding access to local schooling. Within 0.2 miles are several highly regarded options, including Butlers Court Primary School, Beaconsfield School, and Beaconsfield High School for Girls. The wider Buckinghamshire area is renowned for its choice of state and independent schools, including Dr Challoner's Grammar School, Dr Challoner's High School for Girls, and The Royal Grammar School, as well as leading independents such as Wycombe Abbey, The Royal Masonic, Berkhamsted, Harrow, Merchant Taylors, and Eton. The town centre, about a mile away, offers a wide range of shops, cafés, and restaurants, while Beaconsfield Old Town provides further choice with its pubs and eateries. For commuters, the mainline station offers a fast service to London Marylebone in under 30 minutes, and the M40, just two miles away, links to the M25, M4, and Heathrow Airport. Property Ref Number: HAM-60204







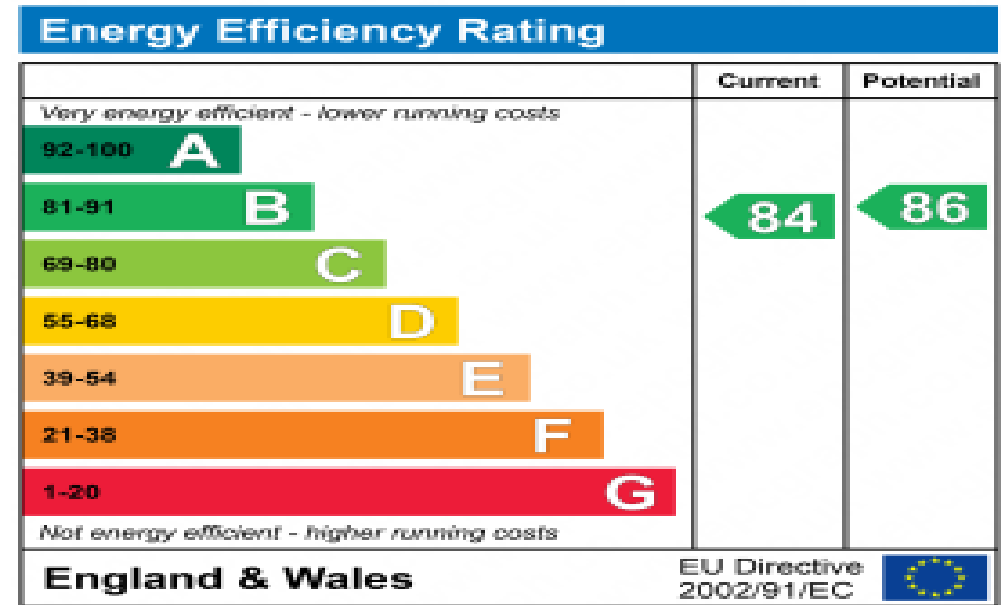






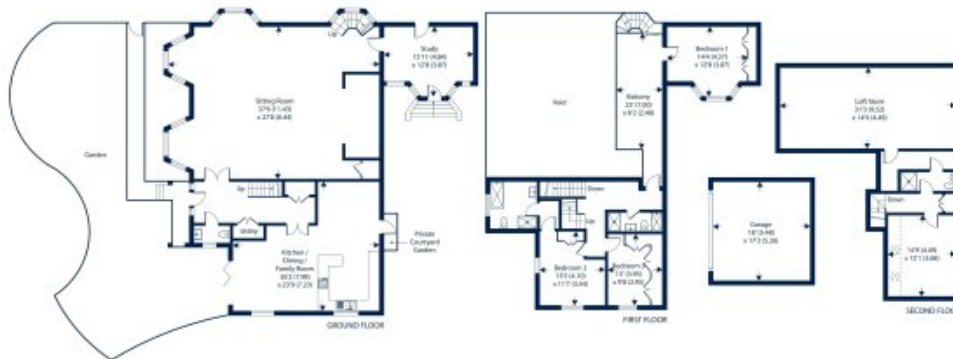






# Floor plan

Approximate Area = 3409 sq ft / 316.7 sq m (exclude void)  
Limited Use Area(s) = 34 sq ft / 3.1 sq m  
Garage = 310 sq ft / 28.8 sq m  
Total = 3753 sq ft / 348.6 sq m  
For identification only - Not to scale



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

# Location

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