

# Hamptons

INTERNATIONAL



## Knottocks Drive, Beaconsfield, HP9

8  2  5 

GUIDE PRICE

**£2,800,000**

(£2,795,000)

## Property details

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### Key features

- **8 Bedrooms**
- **2 Bath/Shower Rooms**
- **South Facing Plot Approaching 0.5**
- **0.9 Miles to Beaconsfield Train Stat**

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## Description

Oldbury House is a beautifully renovated 1907 Arts and Crafts home offering over 5,300 sq ft of elegant living space. Retaining Edwardian charm with modern updates, it features multiple reception rooms, seven bedrooms, and a grand reception hall. Set on a generous plot, it's ideal for family life and entertaining, with further extension potential. Centrally positioned on a generous plot, Oldbury House is a magnificent Arts and Crafts home built in 1907, retaining much of its Edwardian charm, including refurbished parquet floors throughout much of the ground floor. Spanning over 5,300 sq ft across three floors, this substantial property offers wonderfully bright, spacious rooms with high ceilings, expansive windows, and elegant, neutral décor that enhances the natural light and sense of space. Over the past decade, the house has undergone a meticulous renovation, including new windows, boilers, rewiring, a new gas and water supply, an alarm system, and full redecoration. Two new Chesney wood-burning stoves with steel chimney liners have been added, and updates have been made throughout the kitchen to include underfloor heating, bathrooms, bedrooms, and reception rooms. Planning permission (now lapsed) was previously granted for a kitchen extension and new garage, offering further potential. At the heart of the home is a grand reception hall, perfect for entertaining and family life. Multiple reception rooms provide flexibility: a large drawing room with Chesney stove, separate family room, sunroom with Italian bifold doors, study/snug, and open-plan kitchen/dining room with utility. Upstairs are seven bedrooms, including a generous principal suite, a family bathroom, and a top-floor room with the potential to be a cinema room, gym or bedroom suite. Outside Oldbury House sits on a mature, landscaped plot of approx. half an acre. Recent updates include a porcelain-tiled patio, roof works, new gates, and garden improvements. Outbuildings include a double garage with workshop, stores, WC, and log store. Set behind double gates, the home has great kerb appeal, with a large drive and private southeast-facing gardens ideal for outdoor dining. Situation Knottocks Drive is situated within the area of Knotty Green, less than a mile from Beaconsfield New Town which provides an array of shops and amenities as well as the railway station which links directly to London Marylebone on the Chiltern Line. Junction 2 of the M40 is conveniently located and connects with the M25, national motorway network and airports. The older centre of Beaconsfield, with its restaurants and bars, is about two miles away. The area is renowned for its outstanding education with a wide range of highly regarded state and private schools, including The Royal Grammar School, John Hampden Grammar School, Beaconsfield High School, Wycombe High, Wycombe Abbey and Godstowe. There are country and woodland walks close to hand as well as a selection of restaurants, public houses and sports facilities. Property Ref Number: HAM-58984















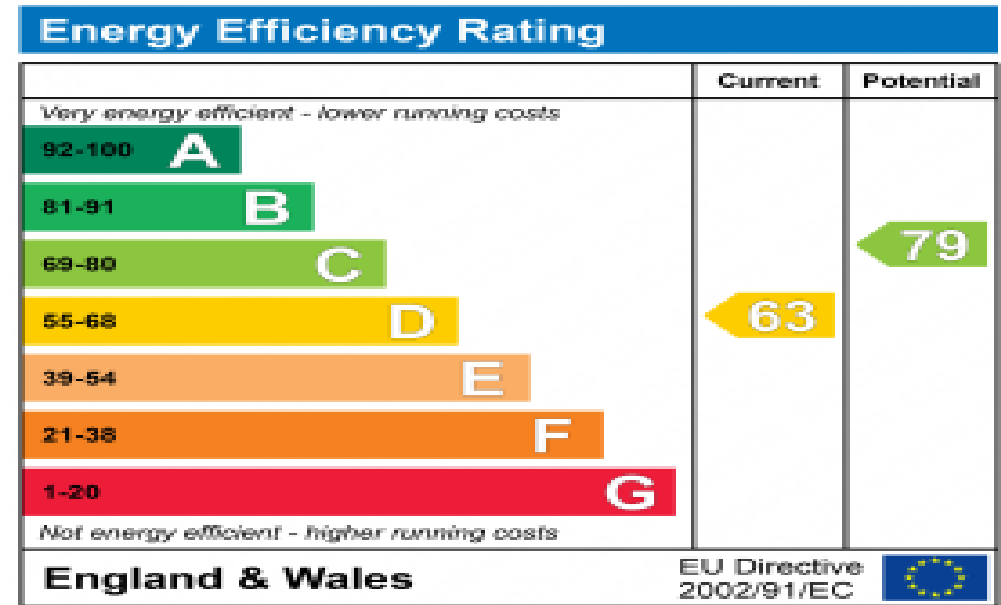












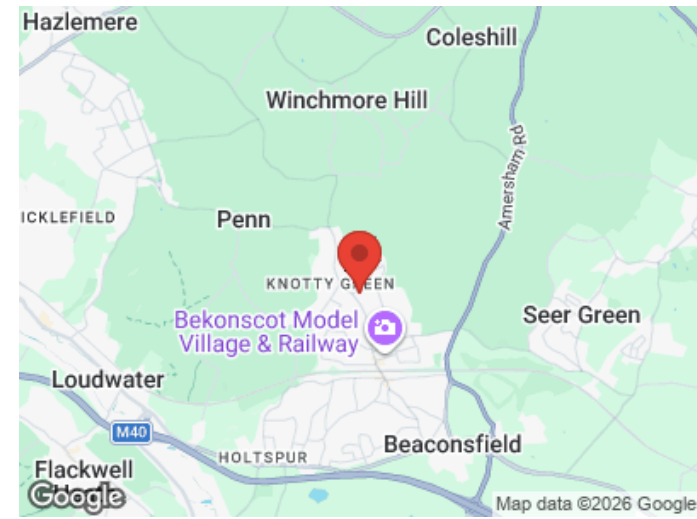
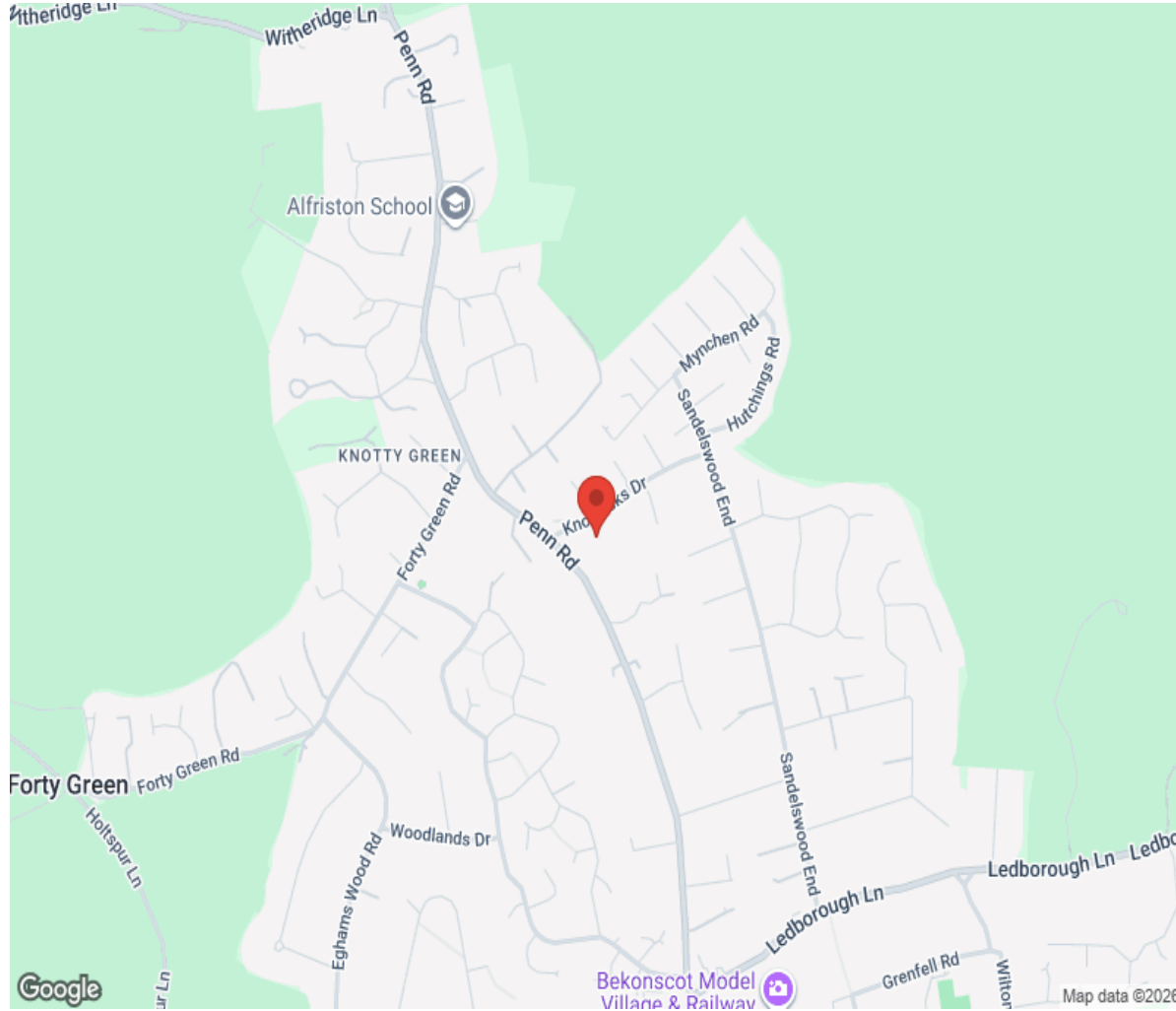
# Floor plan



 This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com 492863

# Location

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