



Burkes Road, Beaconsfield
Buckinghamshire, HP9



Beyond your expectations

A seven bedroom character family home located in a premier road

7 Bedrooms | 4 Bathrooms (1 En-Suite) | Living Room | Reception Room | Dining Room | Study | Kitchen | Breakfast Room | Second Kitchen | Utility Room 2 Cloakrooms | Garage | Garden (In All Approximately 0.728 Acres)

Guide Price £2,000,000 Freehold

Description

An older detached family house of approximately 4,600 sq.ft set on a secluded gated plot located on this prestigious Beaconsfield road within the 'Golden Triangle' on a plot of approximately 0.72 acres with tennis court. The house retains an attractive period feel with features in keeping of its age.

The accommodation comprises on the ground floor: entrance hallway opening to the principal reception rooms. The sitting room has a dual aspect with a bay window, feature fireplace and door leading to the terrace and rear garden beyond. The dining room leads to the family room with sliding doors to the conservatory. The kitchen provides a comprehensive range of floor and wall mounted units and integrated appliances and central island with inset sink unit. The conservatory forms the breakfast room and French doors lead to the garden. The study has a front aspect with feature bay window.

Additional accommodation on the ground floor of kitchen leads to the utility room and further study. A outside door leads into the kitchen and stairs rise to the first floor with bedroom, bathroom and further area which could be incorporated to the bedroom or be used as a dressing room. This area is currently incorporated within the accommodation but would also provide an ideal annexe for elderly relative, teenager or au pair suite.

Stairs rise from the entrance hallway to the galleried

landing. The master bedroom has a dual aspect and fireplace with dressing room and en-suite shower room. Five further bedrooms all provide fitted wardrobes - three over look the rear garden and two have a front aspect. This floor provides a total of four bathrooms including the en-suite to the master bedroom.

Outside

The property is approached via a gated entrance onto a block paved driveway providing for several vehicles and access to the detached garage block.

The rear garden is mainly laid to lawn with mature trees and hedging and a patio providing an ideal area for al fresco entertaining. A pathway leads to the rear of the garden and tennis court and pavilion. The property also benefits from a detached workshop and store.

Location

Located on Beaconsfield's premier road and one of the most highly regarded locations in Beaconsfield, about ½ mile from the shopping centre. The town provides a mainline station (Marylebone - fastest train approx. 25 mins). The M40 (J2) is about 2 miles connecting with the M25 and main motorway network. The area is renowned for excellent schooling, both state and private.

Hamptons International

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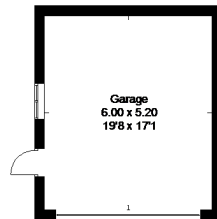
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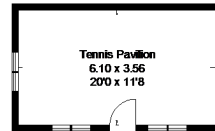
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	58
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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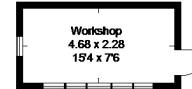
Approximate Gross Internal Area = 439 sq m / 4725 sq ft
 Garage = 31 sq m / 334 sq ft
 Tennis Pavilion = 22 sq m / 237 sq ft
 Workshop = 11 sq m / 118 sq ft
 Store = 7 sq m / 75 sq ft
 Total = 510 sq m / 5490 sq ft



(Not Shown In Actual Location / Orientation)
Garage



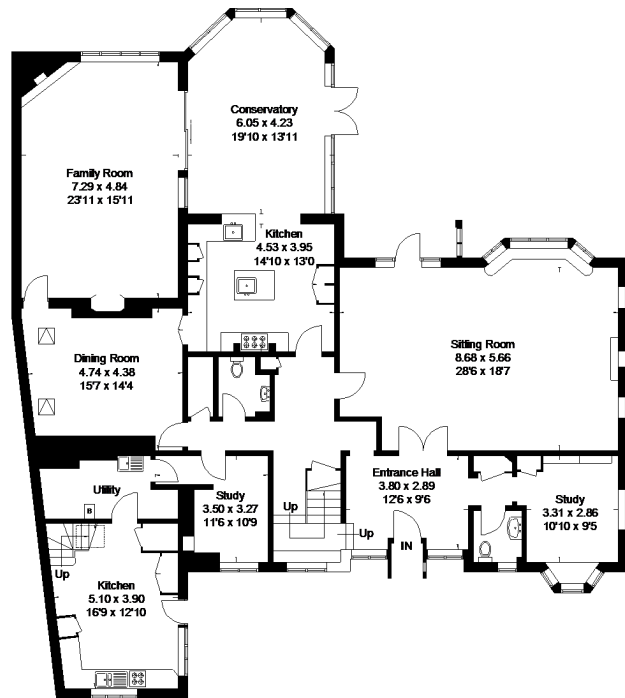
(Not Shown In Actual Location / Orientation)
Tennis Pavilion



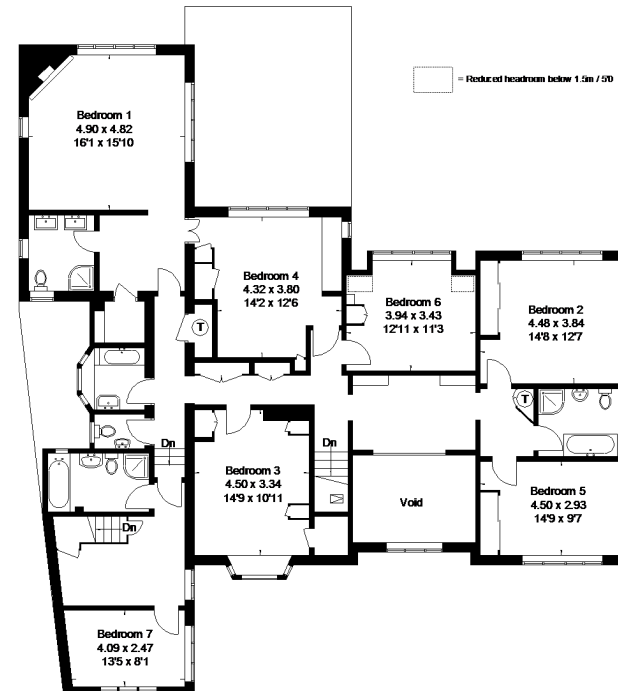
(Not Shown In Actual Location / Orientation)
Workshop



(Not Shown In Actual Location / Orientation)
Store



Ground Floor



First Floor

FLOORPLANZ © 2014 0845 6344080 Ref: 134683

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

