



Lord Reith Place, Beaconsfield
Buckinghamshire, HP9



Beyond your expectations

An superb 6 bedroom family home with rear countryside views

Hamptons International

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6 Bedrooms | 4 Bathrooms (2 En-Suite) | Dressing Room to the Master Bedroom Suite | Sitting Room | Family Room | Study | Utility/Laundry Room | Kitchen/Breakfast/Dining Room | Garage | Garden with views over surrounding countryside.

Guide Price £1,495,000 Freehold

Description

An impressive six bedroom family home comprising a gross internal area of approximately 3584 square feet including the garage. The property benefits from views over fields to the rear.

The ground floor accommodation comprises of a spacious entrance hallway with cloaks cupboard and cloakroom and doors to the principal rooms. The sitting room has a rear aspect with double French doors to the rear garden and benefits from a wood burning stove which provides the focal point of the room. The family room has a front aspect and could be reconfigured to provide a formal dining room if required. The study is fully fitted and has a window to the side aspect. The kitchen/breakfast/family room provide three distinct areas and provide the heart of this family home. The kitchen/breakfast room is fitted with a comprehensive range of floor and wall mounted units and integrated appliances; a central island provides additional storage, workspace and seating area for informal dining. The dining room has a dual aspect and double doors leading to the rear garden.

Stairs rise to the first floor landing with airing cupboard and laundry room and staircase to the second floor. The master bedroom suite comprises a fully fitted dressing room and separate en-suite bath/shower room; double French doors lead onto the balcony. Bedroom 2 also benefits from en-suite facilities; whilst the two further bedrooms are served by the family bathroom. The second floor accommodation comprises two bedrooms, shower room and storage cupboard.

Outside

The gardens are a feature of the house with a marvellous open outlook over fields to the rear. Professionally landscaped the front garden lies open with a lawned area and bedding, with the rear enjoying a terrace adjacent to the rear property, leading onto a large area of level lawn with walkways with trellis work and a rear terrace. At the rear of the garden is an impressive cottage style summer house with electricity and heating ideal for entertaining.

Location

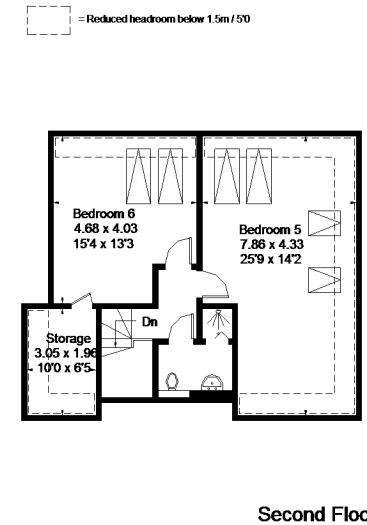
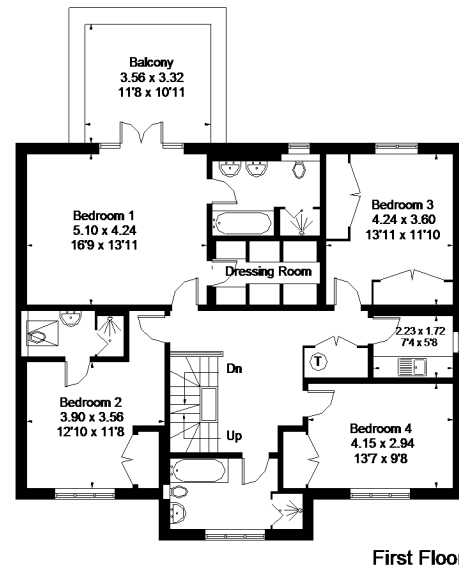
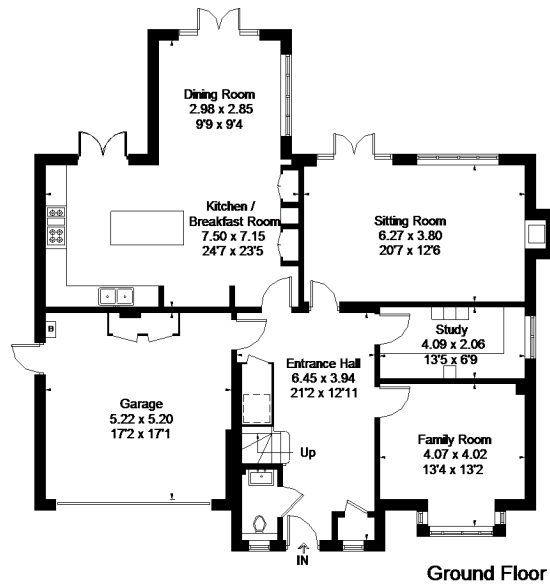
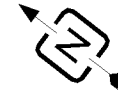
Located close to the conclusion of Lakes Lane, one of the principle residential roads of Beaconsfield Old Town. The development enjoys a secluded position to the hustle and bustle of the bars and restaurants of the town. By contrast the development backs on the Hall Barn Estate's land which affords lovely rural views from the side and rear of the house. Access to the M40 is under half a mile away. Beaconsfield New Town is also accessible, which equally provides shopping facilities as well as Beaconsfield Railway Station with direct links to London Marylebone (fastest journey around 23 minutes). Junction 2 of the M40 is conveniently located, which links with the M25. Beaconsfield is a highly considered area for a number of reasons, not least for its position in relation to London, but also because of its high standard of facilities and local schooling.



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	74
England, Scotland & Wales		EU Directive 2002/91/EC

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Approximate Gross Internal Area = 333 sq m / 3584 sq ft
(Including Garage)



FLOORPLANZ © 2016 0845 6344080 Ref: 167790

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.

