

# The **Frost** Partnership

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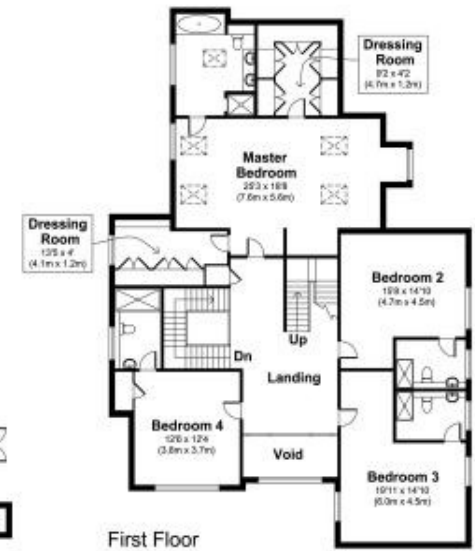
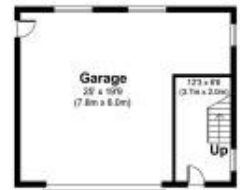
**New House, Woodlands, 24 Assheton Road, Beaconsfield, Bucks, HP9 2NP**

**Guide Price £3,295,000 (Freehold)**



- New show house (c 8,180 sq ft)
- Extremely sought after quiet road
- Quite exceptional specification
- Short walk to the New Town and station
- Secluded southwest aspect rear garden
- Developer: Clancy Developments Ltd

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Woodlands, Assheton Road, HP9

APPROX. GROSS INTERNAL FLOOR AREA 8180 SQ FT / 760 SQ M. INC. GARAGE

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**A magnificent new individual family home (c 8,180 sq ft) situated within an extremely sought after and quiet residential road yet within a short walk of Beaconsfield New Town and station. Developer: Clancy Developments Ltd. Designed by well respected and innovative Reed Architects. Contemporary design and high specification benefitting from secluded landscaped gardens, rear garden being of a southwest aspect.**

### **ACCOMMODATION**

**Ground floor** - reception hall, large cloakroom, drawing room, formal dining room, study, wonderful open plan kitchen/breakfast/family room.

**Lower ground floor** - with 40 ft media/entertaining reception, with sunken patio and cloakroom, snug, inner hall with a fantastic wine cellar, gym with private shower/cloakroom with provision for either sauna or steam room.

**First floor** - with well equipped laundry room, four double bedrooms all with luxury en suite shower/bathrooms including a master bedroom with vaulted ceiling and luxury en suite and dressing room.

**Second floor** - with two further bedrooms both with luxury en suites.

**Outside** - detached garage block with annexe over including shower room. Beautiful landscaped gardens, in all about 1/3 acre with a secluded southerly aspect rear garden. Private gated entrance with ample parking.

### **LOCATION**

Assheton Road is probably one of the most sought after and peaceful residential roads in Beaconsfield being within a very short walk (under ten minutes) to Beaconsfield New Town and main line station serving London Marylebone (fast train now 23 minutes). The New Town offers an excellent range of shops for day to day needs including Waitrose, Marks and Spencer's Food Hall and Sainsbury's supermarket and there is also a good selection of restaurants and cafes and the area is renowned for its schooling both state and private.

The historic Old Town offers a good choice of restaurants, public houses and a busy market on Tuesdays, a monthly farmers' market and numerous retail outlets. Junction 2 of the M40 is within a short drive giving access to the M25, Heathrow Airport, London, Oxford and Birmingham.

### **THE PROPERTY**

This beautifully designed new family home has been thoughtfully designed and built to a quite exceptional specification including many innovative features and a wonderful open plan fully equipped kitchen/breakfast/family room. All six bedrooms feature luxurious en suites and of particular note is the large master bedroom with vaulted ceiling, bathroom and dressing room. There are three formal reception rooms as well as an enormous 40ft by 24ft media/play room with built in bar, snug, and also access to a gym with shower/cloakroom and provision for a sauna/steam room. Detached garage block with annexe over.

### **THE SPECIFICATION**

The specification includes the following:

- \* sophisticated heating system being a combination of renewable technology and conventional wet system, gas fired under floor heating. (Full details are available on request, or at the viewing.)
- \* lighting control system. Lutron Home Works QS Lighting control system has been installed in the principal areas of the house.
- \* intelligent Creston Home Automation system is installed within the property to allow integrated control of lighting, audiovisual systems, video entry.
- \* audio system includes six pairs of Bowers and Wilkins flush mounted ceiling speakers and pre-wired for a further six zones.
- \* the property has been pre-wired for a centralised HDTV distribution system which allows for a number of Sky boxes to be installed and distributed over Cat6 cabling to each room.
- \* the high speed Cat6 data cables are run from data sockets in most rooms.
- \* high speed WiFi network system is installed in principal areas of the house with discreet, ceiling mounted wireless access points and wireless router.
- \* video entry system has also been installed allowing visitors to talk to occupants via the wall mounted Creston touchscreen. The electric gates can also be operated from the Lutron keypad by the front door.

Within this brochure we have only mentioned some of the innovative specification: full details can be provided upon request.

### **OUTSIDE**

The gardens and grounds have been extremely well landscaped and the rear garden is of a southwest aspect with a variety of patios. Laid principally to lawn with well stocked borders and the rear garden features a sunken patio ideal for entertaining and has direct access from the media/play room.

The property is approached via a private electric gated entrance with ample parking for a good number of cars, a detached garage block with annexe over.

## DIRECTIONS

From the offices of The Frost Partnership in Beaconsfield proceed over the railway bridge and over the roundabout by Waitrose supermarket. Take the second turning right in to Ledborough Lane. After a short distance turn left in to Sandelswood End and immediately right in to Assheton Road. Continue to the end of Assheton Road where the road bears right and the new house will be found on the right hand side.



**Special Note:** For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.