

# The **Frost** Partnership

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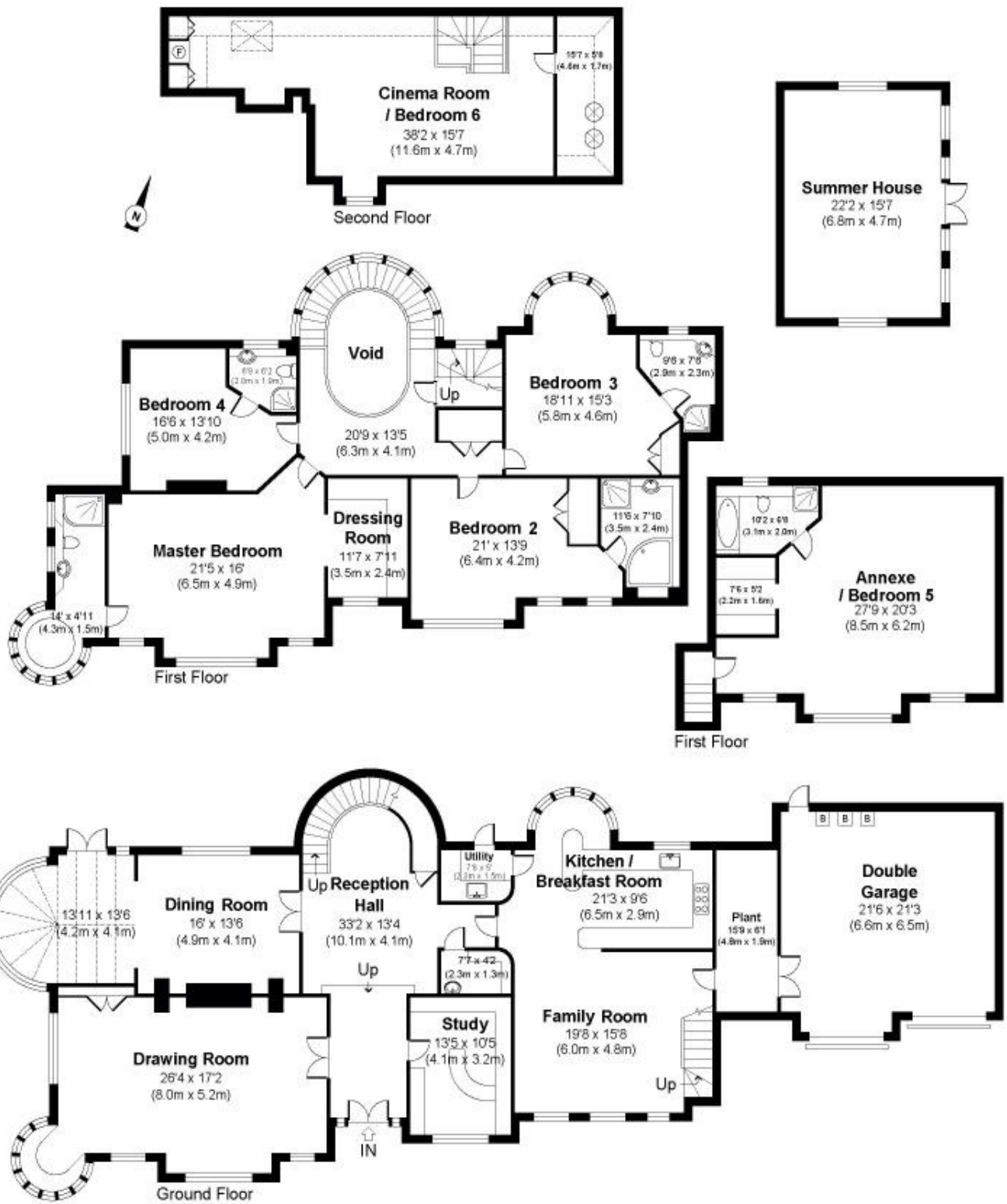
**6 Priests Paddock, Knotty Green, Beaconsfield, Buckinghamshire, HP9 1YL**

**Guide Price £1,830,000 (Freehold)**



- Exclusive gated development
- Five bedrooms/five bathrooms
- Garaging with annexe over
- Excellent kitchen/breakfast/family room
- Cinema room/bedroom 6
- Secluded, landscaped grounds

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**TheFrostPartnership**

**Priests Paddock, HP9 1YL**

**APPROX. GROSS INTERNAL FLOOR AREA 5807 SQ FT / 540 SQ M. INC. GARAGE**

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**A substantial detached contemporary house situated within a small select prestigious gated development on the northern outskirts of Beaconsfield.**

**Ground floor:** elegant reception hall, cloakroom, drawing room, dining room opening to conservatory, study, kitchen/breakfast room opening to family room, utility.

**First floor:** galleried landing, four bedrooms all with en suites, further bedroom with separate access and en suite bathroom.

**Second floor:** cinema room/bedroom six with separate storage area.

**Outside:** garaging (parking for 2 cars as part converted to store room), landscaped gardens including large timber summer house with decking.

## **PROPERTY**

6 Priests Paddock was built approximately 13 years ago to a high standard by Nicholas King Homes within this exclusive gated development of just eight high quality family homes. The house offers spacious living areas with numerous features including a most impressive reception Hall with semi-circular staircase with galleried landing and spiral wine cellar below. Under floor heating throughout except on the second floor. Air circulation system. Villeroy and Boch sanitary ware. Contemporary kitchen, high quality upgraded appliances and breakfast area opening to the family room.

Of note is a light, bright drawing room which leads up into a round snug area set within the turret. There are elegant double doors from the reception hall to both the drawing room and dining room and there is a shaped open fireplace set between the two.

The property is ideal for entertaining and has en suite to all five bedrooms, flexibility of use is provided on the second floor by a large recreation room. The distinctive facade makes full use of both curves and angles having imposing twin gabled elevations to the front and a lead panelled turret topped by a bell shaped roof. There is a truly imposing grand hall with a spiralling staircase which follows the contours of the curved outer wall as it rises upwards. The staircase is provided with natural light from a large window of etched and clear glass.

## **LOCATION**

Knotty Green is situated on the northern outskirts of Beaconsfield which offers a comprehensive range of shopping and schooling facilities and providing excellent communications to London with the British Rail mainline service to London Marylebone. The M40 (Junction2) is accessible at Beaconsfield Old Town. The Old Town offers a selection of specialist boutiques, public houses and restaurants and has a weekly market. The area offers a wide range of sporting facilities. Buckinghamshire is renowned for its choice of schooling and the county maintains the traditional grammar school system with the Royal Grammar School and John Hampden Grammar School for boys in High Wycombe and Beaconsfield girls' grammar school in Wattleton Road. In addition, there are prep schools for boys and girls, being Davenies and High March, and numerous other schools (full details are available at the Agent's office).

## **OUTSIDE**

Electrically operated wrought iron security gates open to a paved forecourt with parking for several cars and a triple garage (now partly converted to store room) with electrically operated up and over doors. The landscaped rear gardens feature a large patio, elevated large wooden summer house with extensive wooden decking and wooden garden shed. The garden enjoys a high degree of seclusion in a quiet location.

## **DIRECTIONS**

From the offices of The Frost Partnership, proceed over the railway bridge and over the roundabout by Waitrose. Continue out along the Penn Road for approximately 3/4 mile and upon reaching the Forty Green cricket ground and before the Red Lion public house turn immediately left into Forty Green Road. After a short distance, turn right into Wyngrove Place. Continue towards the end of this road and the gated entrance to Priests Paddock will be straight in front of you; once through the gates the road bears right and the property will be found at the end of the cul-de-sac.

## **GENERAL INFORMATION**

Services: Mains water, gas, electric and drainage.

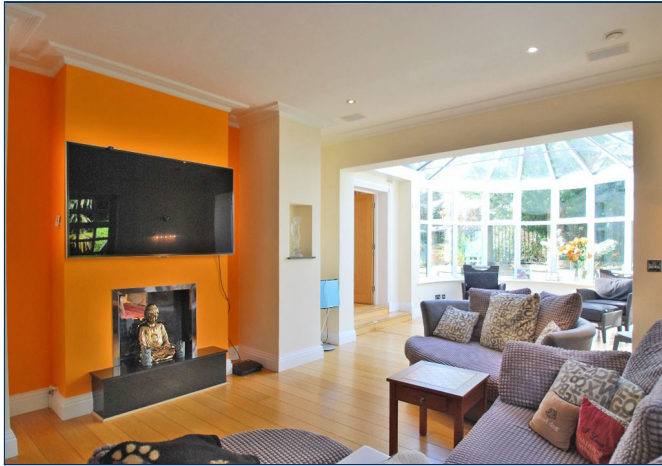
Local Authority: South Bucks District Council 01895 837200

## **MAINTENANCE CHARGES**

To be confirmed.

## **AGENTS NOTE**

Energy Efficiency Rating – D. Please contact us for a full copy of the Energy Performance Certificate (EPC).



**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.