



Langham House | 2 Drews Park, Knotty Green, Beaconsfield, Bucks, HP9 2TT

The **Frost** Partnership

Langham House

2 Drews Park
Knotty Green
Beaconsfield
Buckinghamshire

A magnificent detached family home beautifully extended and remodelled with the benefit of a generous self-contained annexe situated in a much sought after residential road. In all 0.425 acres.

GROUND FLOOR

- reception hall • cloakroom • drawing room • kitchen/breakfast/dining/living room • gym • study/TV room • utility

ANNEXE GROUND FLOOR

- bedroom with Jack and Jill shower room • kitchen/living room • utility room

FIRST FLOOR

- landing • master bedroom with dressing room and en suite bathroom • a guest suite of double bedroom and en suite shower room • two further double bedrooms served by a Jack and Jill family bathroom.

SECOND FLOOR

- cinema room, bedroom five with en suite shower room, eaves storage.



DIRECTIONS • HP9 2TT

From the offices of The Frost Partnership continue over the railway bridge and along the Penn Road. After about 1 mile turn left into Drews Park and Langham House is the first house on the right hand side.



LOCATION

Situated in a highly regarded residential road being approximately one mile from Beaconsfield New Town. The New Town offers an excellent range of shops for day to day needs including Waitrose, Sainsburys and Marks and Spencer Simply Food. The mainline station serves London Marylebone (fast train approximately 23 minutes) and the M40 Junction 2 can be found just the other side of the historic Old Town of Beaconsfield giving access to London, Oxford, Birmingham, Heathrow and the M25. Buckinghamshire is renowned for its choice and standard of schooling both state and private.

THE PROPERTY

Langham House has, in recent years, been subject to extremely sympathetic improvement and is now beautifully presented with a contemporary feel. Of particular note is the wonderful open plan kitchen/breakfast room with the benefit of Miele appliances which opens to a large living area featuring bi-fold doors with a pillar-less corner. In addition there is a dining area, drawing room, gymnasium, TV/media room with study area and a utility room. The ground floor annexe has a well fitted kitchen area, bedroom and luxuriously fitted shower room as well as a utility and a separate entrance.

On the first floor there is a magnificent master bedroom suite with dressing room and a luxurious en suite bathroom. In addition there is a guest suite with en suite shower room and two further double bedrooms with a Jack and Jill family bathroom .

Second floor with bedroom five with en suite and a cinema room.

OUTSIDE

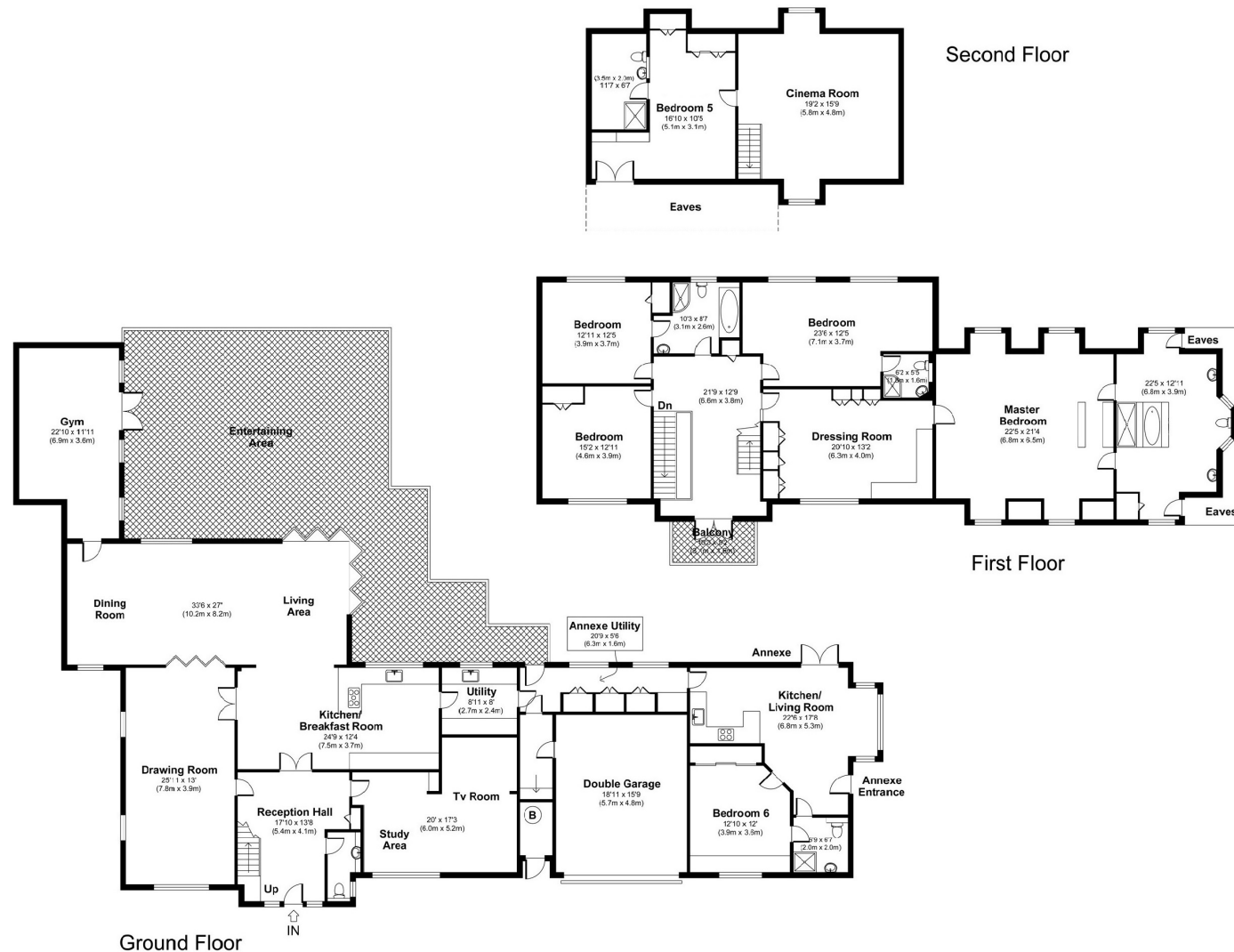
Front garden with a particularly large carriage driveway with two gated entrances and parking for several cars with entry system, integral double garage. The rear garden is secluded, well landscaped with an extensive patio and sunken hot tub. In all about 0.425 acres.

AGENTS NOTE

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



Approx gross internal floor area 5,543 sq ft/515 sq m inc garage



The **Frost** Partnership

frostweb.co.uk

Viewings by appointment via our
Beaconsfield Office:

T 01494 681234 **E** beaconsfield@frostweb.co.uk

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