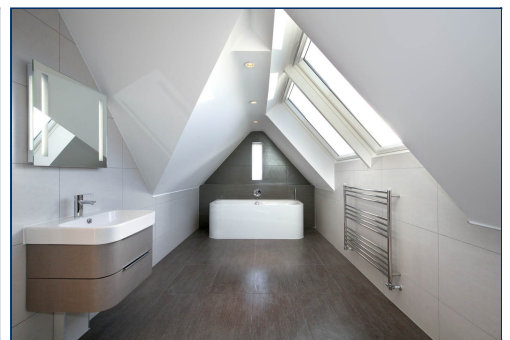
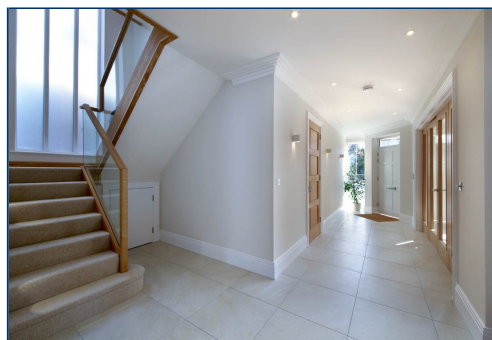


# The **Frost** Partnership

Beaconsfield Office: T: 01494 681234 E: [beaconsfield@frostweb.co.uk](mailto:beaconsfield@frostweb.co.uk)

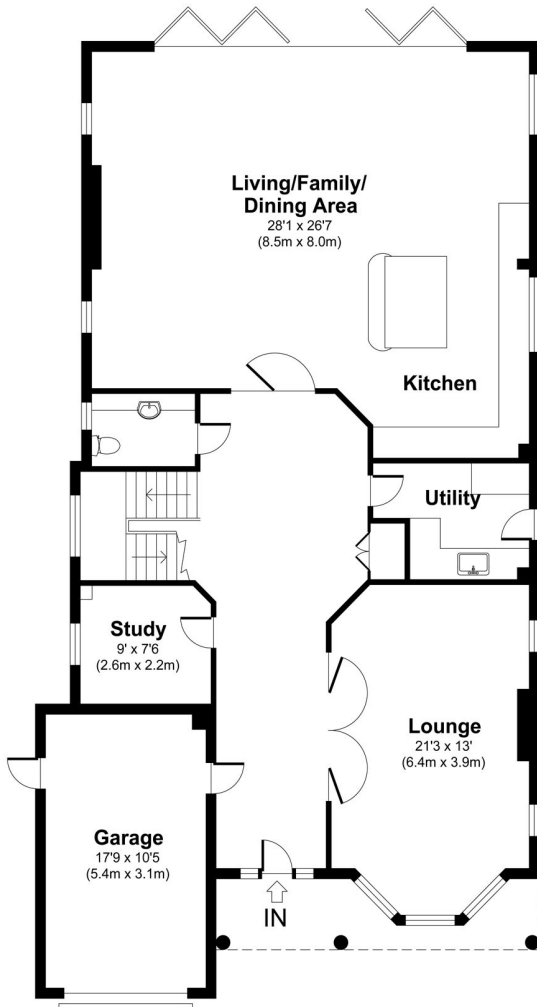
**Westbury House, Wilton Road, Beaconsfield, Buckinghamshire, HP9 2BS**

**Guide Price £2,150,000 Freehold DRAFT DETAILS**

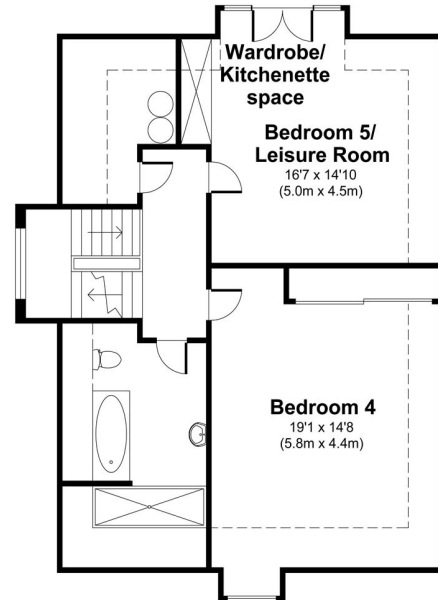


- Exceptional new detached house
- Five bedrooms, four bathrooms
- Extremely sought after location
- Open plan kitchen/breakfast/living/dining/family area
- West aspect rear garden
- Very short walk of town and station

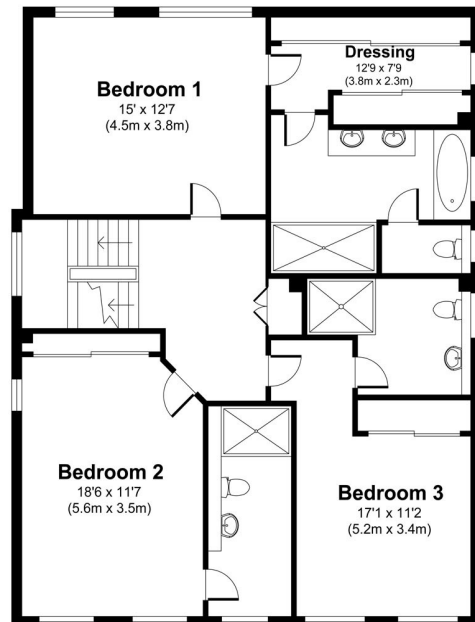
[frostweb.co.uk](http://frostweb.co.uk)



Ground Floor



Second Floor



First Floor

TheFrostPartnership

## Westbury House, Wilton Road, Beaconsfield

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**An elegant new detached family home currently under construction, and to be finished to an exceptional standard. Approximately 3,650 sq ft, and situated in a most sought after road in the New Town, with westerly facing rear garden. Due for completion in Spring 2018.**

**Hitchambury Homes never fail to deliver exceptional family homes finished to exacting standards. Renowned for their focus on 'space and light' and quality of build, this highly regarded established developer creates superb modern homes designed for 21st Century living.**

**Westbury House is no exception. Hitchambury Homes have designed the second floor for use as either further bedroom accommodation or separate living for family/au pair, and subject to arrangement a kitchenette could be fitted within the leisure room.**

**Ground Floor:** entrance hall, lounge, study, 665 sq ft open plan kitchen/breakfast/living/dining/family area, utility room, cloakroom.

**First Floor:** master bedroom with dressing room and en suite bathroom, bedroom two with en suite shower room, bedroom three with en suite shower room.

**Second Floor:** bedroom four, bedroom five/leisure room, separate bathroom.

**Outside:** integral garage, parking, westerly aspect landscaped rear garden.

## **LOCATION**

Wilton Road is probably one of the most sought after and peaceful residential roads in Beaconsfield being within a very short walk (under five 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 Simply Food and Sainsbury's supermarket, together with a good selection of restaurants and cafes. The area is also 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.

## **SPECIFICATION**

### **General Construction**

Brick and block construction with high level of insulation beneath a tiled roof. Concrete ground and first floors. Sliding sash UPVC windows throughout with aluminium bi-fold doors to family area.

### **Internal Features**

Balanced flue gas fire to lounge and family area. Fitted wardrobes to all bedrooms. Staircase with oak handrail and glass balustrading. Kitchen comprising bespoke furniture with Silestone worktops Siemens ovens, induction hob and warming drawer Liebherr larder fridge and freezer wine/drinks refrigerator Fisher & Paykel dishwasher drawers Grohe hot tap.

### **Bathrooms and Cloakroom**

Duravit sanitaryware and vanity units with Grohe chrome fittings. Wet floor showers to first floor bathrooms. Heated towel rails and anti-mist mirrors to all bathrooms. Bathrooms fully tiled.

### **Electrics**

TV & BT points in all principal rooms TV Aerial and satellite dish Wiring for multi room audio in lounge, living/family room and master bedroom CAT 6 cabling to TV and data points throughout.

### **Flooring**

Ceramic tiling to hall, cloakroom, kitchen, utility room floors. Remaining areas fully carpeted

### **Heating**

Gas fired central heating with underfloor heating to ground and first floor

### **Security**

Intruder alarm with detectors in principal rooms and garage

### **Outside**

Fully landscaped front and rear gardens Block paved driveway

## **AGENTS NOTE**

*The front photo is a cgi of Westbury House, and the interior photos are of a previous development by Hitchambury Homes. They are for indicative purposes only and not to be relied upon. At this stage in construction, it may be possible for the purchaser to have an input into some of the finishes.*

## DIRECTIONS

From the New Town, turn off the Penn Road into Warwick Road. At the end turn left and bear right into Grenfell Road. Follow the road and bear right at the next bend into Wilton Road, where Westbury House will be found on the left hand side. **POSTCODE** HP9 2BS



**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.