

# The **Frost** Partnership

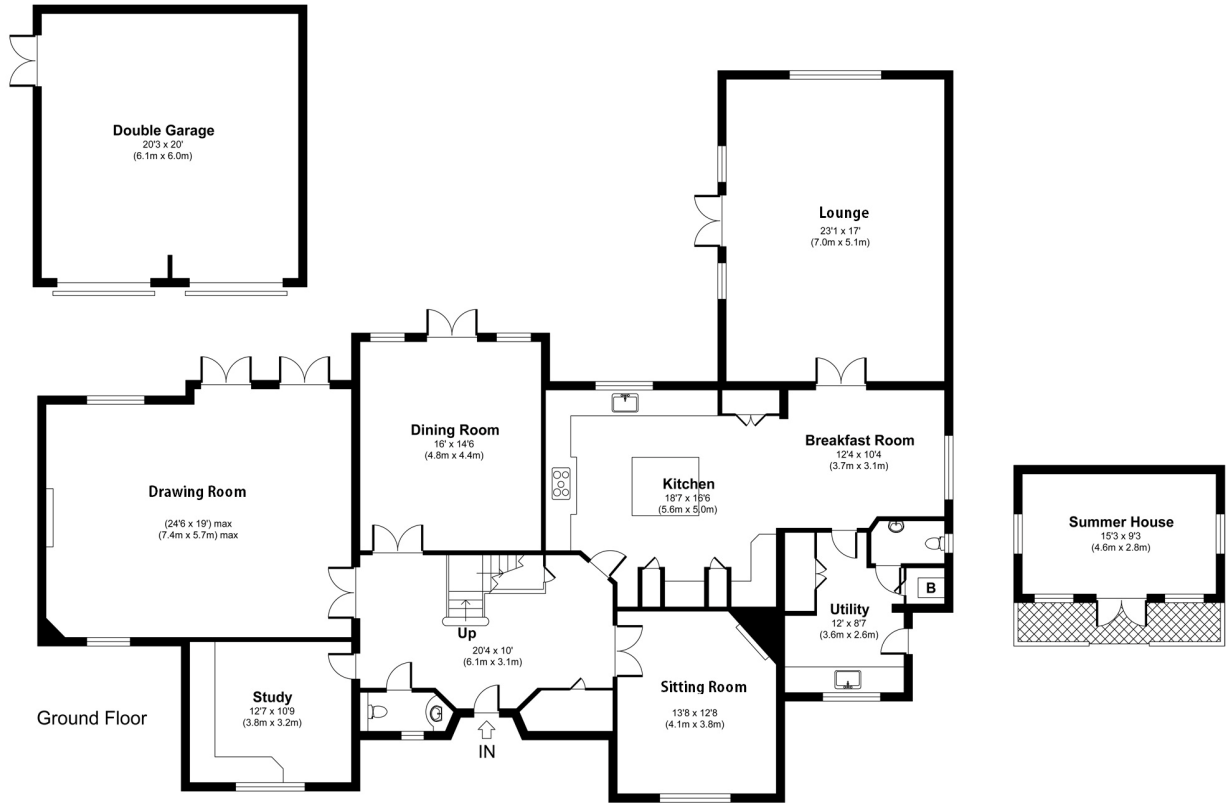
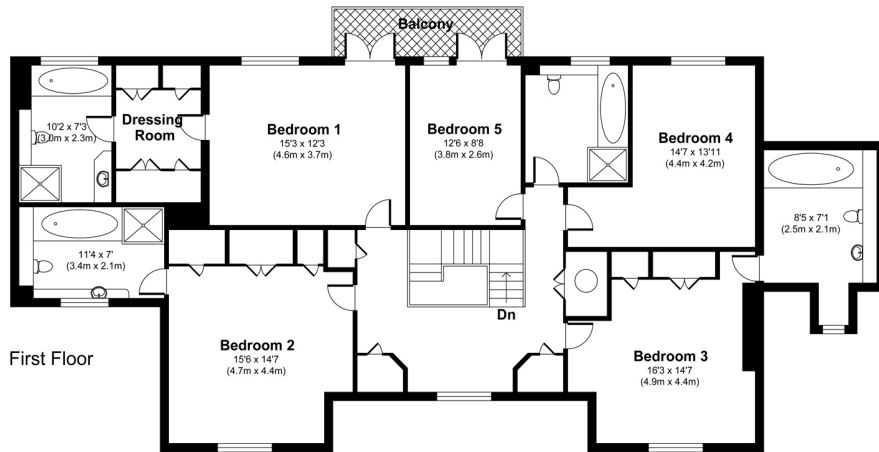
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**Ashby House, 2 Ledborough Gate, Beaconsfield, Buckinghamshire, HP9 2DQ**

**Guide Price £2,150,000 (Freehold)**



- An outstanding detached 5 bedroom family house
- Large secluded level rear garden
- Detached double garage, large summer house
- 5 spacious reception rooms
- 5 bedrooms/4 bathrooms
- Exclusive gated development



TheFrostPartnership

Ledborough Gate, HP9  
 APPROX. GROSS INTERNAL FLOOR AREA 4456 SQ FT / 414 SQ M. INC. GARAGE  
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**A particularly spacious and very well presented five bedroom detached family home with a large superb rear garden situated in this extremely popular and exclusive gated development with 24 hour concierge service and within walking distance of Beaconsfield New Town and station.**

### **SUMMARY OF ACCOMMODATION**

**Ground floor:** reception hall, two cloakrooms, drawing room, dining room, sitting room, study, lounge, kitchen/breakfast room, large utility room.

**First floor:** master bedroom with dressing room and en suite bathroom, four further bedrooms, three further bathrooms (two en suite).

**Outside:** superbly landscaped gardens featuring a large rear garden with summer house, double garage, ample parking.

Underfloor heating, concrete floors, ornate coving.

### **THE LOCATION**

Beaconsfield New Town offers an excellent range of shops for day to day needs, including Waitrose, Marks and Spencer Food Hall and Sainsbury's supermarkets, numerous restaurants, a library, and the British Rail mainline station serving London Marylebone – fast train now about 23 minutes. The historic Beaconsfield Old Town has a generous choice of restaurants and public houses, a busy market on Tuesday, monthly farmers' market and numerous retail outlets. Junction 2 of the M40 can be found just the other side of the Old Town giving access to the M25, Heathrow, London, Oxford and Birmingham. Buckinghamshire is renowned for its schooling both state and private.

### **THE PROPERTY**

Probably one of the finest detached houses in this exclusive gated development, Ashby House features particularly well proportioned ground floor accommodation with five large reception rooms. To the front of the property there is an attractive **wide porch** with front door to an **elegant reception hall** with video entry system and an attractive turning staircase to the first floor. The reception hall has excellent storage with under stairs cupboard, large walk in coats cupboard and **one of two cloakrooms**. Of note is the attractive ornate coving to all five reception rooms and the reception hall. The **double aspect drawing room** features a most attractive fireplace with coal effect gas fire and French doors to the rear garden (at present the **drawing room** is being used as a **games room**). There are three other reception rooms off the main entrance hall which include a **sitting room** (formal **dining room**), a **family room** featuring an attractive fireplace and the **study**. There is a large open plan **kitchen/breakfast room** which is very well equipped with appliances including a De Dietrich gas range cooker with two electric ovens and five ring gas hob with extractor hood over. In addition there is an integrated Neff oven, Miele dishwasher, De Dietrich integrated fridge and separate freezer, eye level built in Bosch microwave. Off the kitchen/breakfast room there is a particularly **large utility room** with **second cloakroom**, cupboard housing gas fired boiler for the under floor central heating and a double built in coats cupboard, Miele washing machine and tumble dryer. Door to outside with large porch. Off the kitchen/breakfast room there is a large double aspect **lounge** being a most elegant room with a large marble feature fireplace with gas coal effect fire.

On the first floor there is a **large landing** with two separate deep storage cupboards, additional airing cupboard and linen cupboard. Video entry system. In all there **five good size bedrooms**. The **master bedroom** with French doors to a balcony with a delightful aspect over the secluded rear gardens. There is a **dressing room** and **en suite bathroom**. There are **four further bedrooms, two with en suite bathrooms** and there is a fourth **family bathroom**.

### **OUTSIDE**

Good size gardens with a beautifully landscaped front garden with paved driveway leading to a detached double garage and there is additional parking to one side of the **garage**.

The rear garden which is undoubtedly an attractive feature of the property is of a good size and secluded. There is extensive patio with well stocked borders leading onto the lawn. Circular sunken rose garden with brick steps leading to patio and lawn. The gardens well enclosed by attractive and mature shrubs and bushes and there is large detached **summer house** with light and power. Extensive exterior lighting to the rear garden.

### **DIRECTIONS**

From the offices of The Frost Partnership in Beaconsfield proceed over the railway bridge taking the second right into Ledborough Lane. The entrance to Ledborough Gate can be found towards the end of the road on the right hand side. On entering Ledborough Gate Ashby House will be found after a very short distance on the left.

### **AGENTS NOTE**

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

Service Charge - £2,381.37 for 6 months. This includes concierge service, communal gardens and electrical/lighting maintenance, entrance gates maintenance.



**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.