

# BRAMBLESIDE

BEACONSFIELD - BUCKINGHAMSHIRE



**TIM RUSS**  
*prime*



# BRAMBLESIDE

81 BURKES ROAD  
BEACONSFIELD  
BUCKINGHAMSHIRE

*BEACONSFIELD TOWN CENTRE C.5 MILES, GERRARDS CROSS C4  
MILES, CENTRAL LONDON C26 MILES,  
HEATHROW C17 MILES,*

A mature family home standing on a private  
plot in the town's premier residential road with  
planning permission for a replacement  
dwelling of some 8000 sq ft

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Entrance Hall ~ Cloakroom ~ Drawing Room ~  
Sitting Room ~ Dining Room ~ Family Room ~  
Study ~ Kitchen/breakfast Room ~ Conservatory ~  
Utility Room ~ Secondary Kitchen

Master Bedroom with En Suite ~ Six Further  
Bedrooms ~ Three Bathrooms

Large Secluded Garden ~ Tennis Court ~ Double  
Garage

In all about .72 Acre

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## LOCATION

Situated in the 'Golden Triangle' just half a mile from Beaconsfield New Town with its excellent range of shops, train service to London (Marylebone, approximately 25 minutes). Close by is the Old Town which provides an excellent range of restaurants and pubs together with some specialist shops.

The M40 motorway is just over 2 miles away, providing fast access to the M25 and Oxford. The area is well served with excellent schools, both grammar and private and this home occupies a lovely position close to some beautiful walks through the southern edge of the Chiltern Hills.

## THE PROPERTY

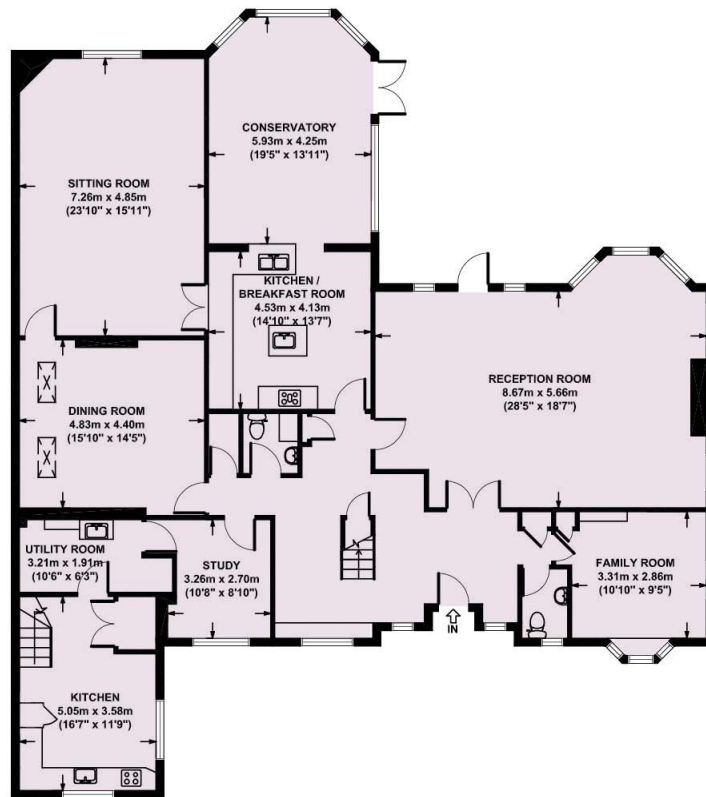
This older style detached home currently offers versatile living accommodation approaching 5,000 sq ft, with further garaging, workshops and stores providing additional space with lovely south easterly facing mature gardens and a tennis court with its own small pavilion.

The plot is approximately 0.72 of an acre which includes a tennis court. 'Brambleside' offers excellent scope for remodelling or a completely new home offering approximately 8,000 sq ft (planning reference SBDC 16/00273/FUL).

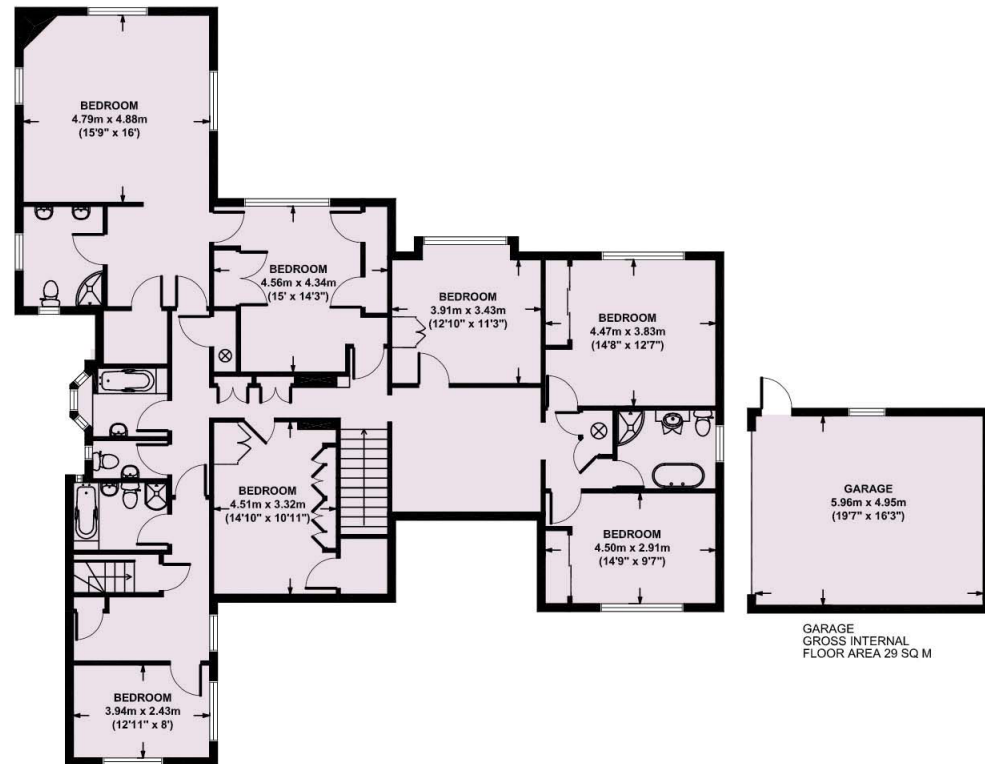
The property is available with no upper chain.

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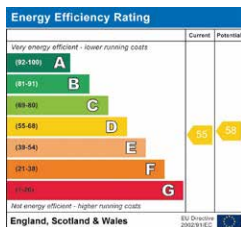


GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 235 SQ M



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 191 SQ M

81 BURKES ROAD, BEACONSFIELD, HP9 1EE  
APPROX. GROSS INTERNAL FLOOR AREA 456 SQ M / 4908 SQ FT  
FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE



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6 Burkes Court, Beaconsfield  
Buckinghamshire, HP9 1NZ

01494 674321  
prime@timruss.co.uk

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*prime*