

THE GROVE

BEACONSFIELD - BUCKINGHAMSHIRE



TIM RUSS

prime





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BEACONSFIELD
BUCKINGHAMSHIRE

*BEACONSFIELD OLD TOWN C.75 MILES,
BEACONSFIELD NEW TOWN C1.5 MILES,
GERRARDS CROSS C3.5 MILES, CENTRAL LONDON C25 MILES,
HEATHROW C16 MILES,*

A spectacular family home beautifully presented inside and out, set in approximately 1.5 acres of private mature garden

Reception Hall ~ Sitting Room ~ Study ~ Dining Room ~ Kitchen/Breakfast Room
Orangery ~ Boot Room

Self-contained Ground Floor Annexe ~ Living room ~ Bedroom ~ Bathroom

Master Bedroom with En Suite Bathroom ~ Five further Bedrooms ~ Two additional Bathrooms ~ Laundry Room

Single Garage ~ Triple Carport ~ Pool House ~ Heated Swimming Pool

Landscaped Gardens

In All About 1.5 Acres

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LOCATION

Tucked away in a tree lined no-through road enjoying complete privacy, this really is an idyllic family home with a fabulous garden to match. The pretty old town of Beaconsfield is no more than a mile away with its eclectic mix of shops, bars and restaurants, with the new town and main line station just half a mile beyond. Beaconsfield has so much to offer and is perfectly positioned for the commuter with possibly the best road and rail access to London, plus all the major arterial transport routes. Beaconsfield offers a wide choice of schooling, including preparatory and Grammar School.

THE PROPERTY

This imposing property has been transformed into a simply stunning family home. The present owners have achieved that clever balance of contemporary style within a traditional framework, delivering an innate charm in every corner of this exceptional house. The accommodation just flows so easily and joins seamlessly with the garden to provide the perfect house for entertaining.

THE ACCOMMODATION

From the reception hall you immediately get a palpable glimpse of what awaits and the accommodation will not disappoint. The large 'L' shaped sitting room provides a real feeling of space yet cosy when the log burner is lit on a chilly winter's night. The beautiful shaker style kitchen/breakfast room opens into a spectacular oak framed Orangery, which is constantly bathed in light from the vaulted glass roof. The dining room is great and will comfortably accommodate the largest of dining tables. The study occupies the perfect spot looking down the driveway.

Completing the ground floor is a self-contained wing which comprises a living room/kitchen, bedroom and bathroom. This is perfect for a dependant relative or nanny, alternatively would make a great gym/leisure area.

Upstairs the master suite is a generous and relaxing space with a full range of bespoke wardrobes and a large beautifully appointed en suite bathroom. There is a guest suite, four further double bedrooms, a family bathroom and a laundry.

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OUTSIDE

The property is approached via electric wooden gates and a sweeping gravel driveway leading to a triple carport and adjacent garage.

The gardens are a delight with mature trees, bushes and shrubs providing a natural screening to the front, complete with a raised fish pond, whilst the rear enjoys a sunny south easterly aspect. Immediately to the rear is a wonderful 'al fresco' entertaining space, with a terrace leading on to the heated swimming pool with a further terrace and bordered by colourful planters. The pool house provides additional leisure space and a cloakroom.

A wide expanse of lawn continues on to the rear where there are further mature bushes, trees and a bespoke children's treehouse. The gardens privacy being surrounded by established boundaries and back on to woodland.

SERVICES

Mains electricity and water. Private drainage. The house is heated by the very latest eco-friendly, low-cost, 'DAIKIN', air source, heat pump.

LOCAL AUTHORITY

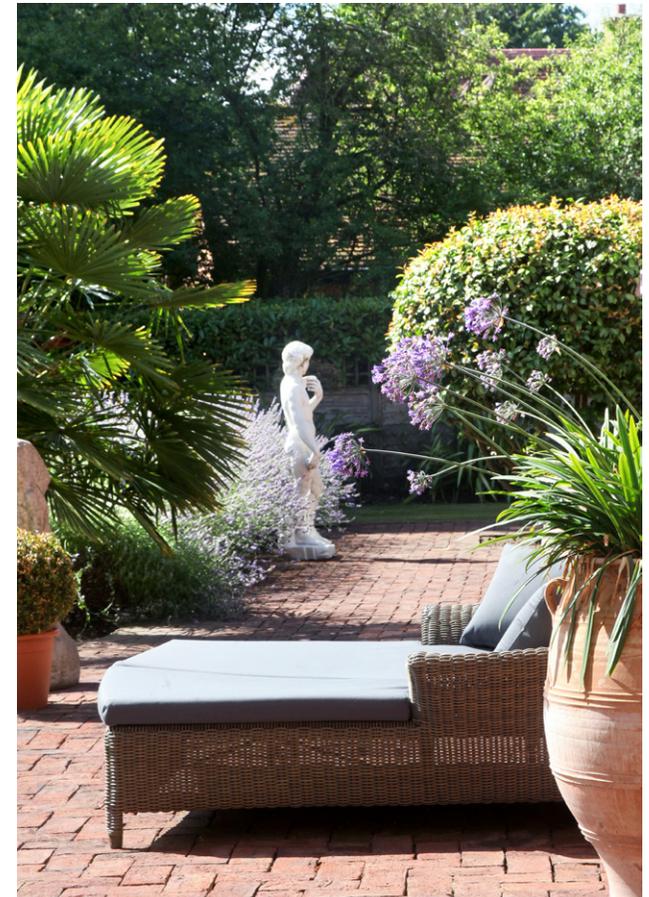
South Bucks District Council

POSTCODE HP9 2RX

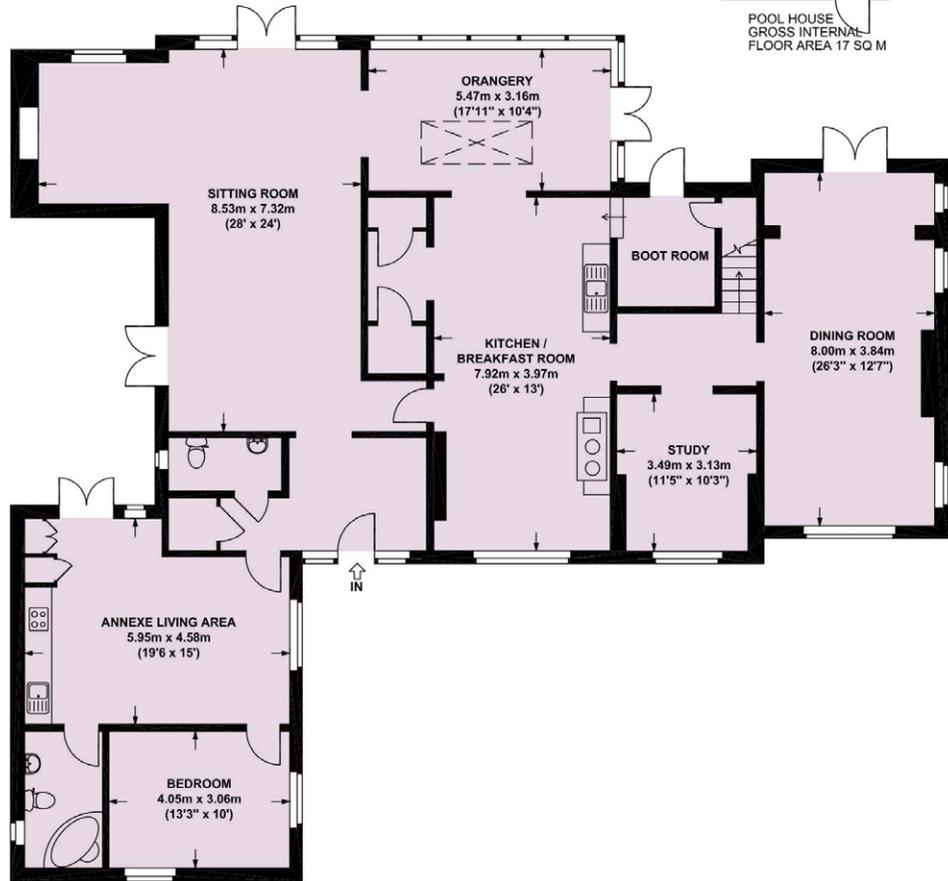
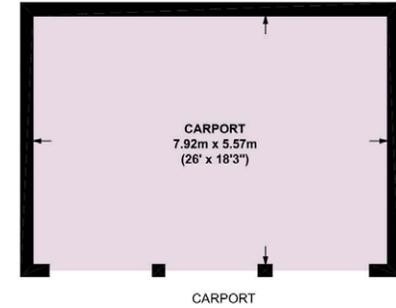
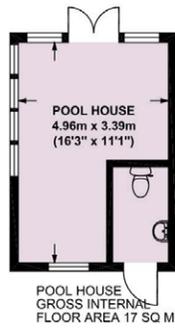
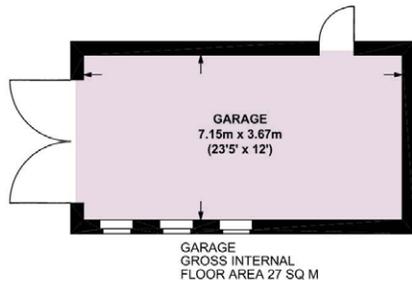
VIEWING

Strictly by appointment through the agents.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - higher running costs	D		
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		
		65	69

England, Scotland & Wales
EU Directive
2002/91/EC

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