

THE HILL

BEACONSFIELD • BUCKINGHAMSHIRE





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***An outstanding detached residence, which
has been completely refurbished***

Ground floor:

Reception hall • Drawing room • Dining room
Gym • Kitchen/breakfast/family room • Inner hall
Study • 2 Cloakrooms

First floor:

Master bedroom with large built-in wardrobes, dressing
area, bathroom and roof terrace
4 Further bedrooms • Family bathroom • Laundry room

Second floor:

4 Further bedrooms • Shower room • Bedroom 10/cinema
room

Detached double garage with store room over
Outdoor swimming pool

In all about 0.8 of an acre

New Town 1.2 miles • Old Town 2 miles

Amersham 4.2 miles • Gerrards Cross 6 miles

London Heathrow 15 miles • Central London 28 miles

(All distances are approximate)

These particulars are intended only as a guide and must not be relied
upon as statements of fact. Your attention is drawn to the Important

Notice on the last page of the text.







The Hill

The Hill is an outstanding detached home of approximately 8,500 sq.ft. which has been completely renovated and refurbished by the current owners. The property offers superb living accommodation, situated on one of the best addresses in South Bucks and enjoying its excellent 0.8 of an acre plot.

Accessed through the spacious reception hallway with a tiled floor and an Oak staircase leading to the upper floors. Doors lead through to all the main reception rooms including the dual aspect formal dining room with beamed ceiling and double doors leading out to the rear terrace. The gym is also dual aspect and could be used as a further reception room. The kitchen/breakfast/family room runs the full depth of the house with windows to the front and rear and doors leading out to the rear garden. There is a range of contemporary eye and base level units with mood lighting at floor level and granite worktops over, integrated appliances and a large central island with a breakfast bar area. From here is access to the large dual aspect drawing room. There are two sets of double doors leading to the rear garden and a delightful bay window overlooking the front garden. There is also a study and 2 cloakrooms on the ground floor.

To the first floor the master bedroom suite is generously proportioned with two large built-in cupboards, a dressing area and an en suite bath/shower room. There is also access to a loft storage room and doors from the bedroom area lead out to the roof terrace. There is a large separate laundry room off the landing. Accessed via a separate staircase from the main reception hall are 4 further bedrooms and a family bath/shower room, along with a comms room. To the second floor there are 4 further bedrooms and 2 family bathrooms, along with bedroom 10, which is currently used as a cinema room.



Schools: Beaconsfield High School for girls, The Royal Grammar and John Hampden Grammar Schools for boys.



Travel: M40 (J2) 3.4 miles, M25 (J16) 11.5 miles.



London Marylebone 23 minutes (Beaconsfield).



Gardens

The front of the house is accessed through electronically operated wooden gates leading to a tarmac driveway with parking for numerous cars and access to the detached double garage. There are areas of lawn with mature trees and flower and shrub beds and borders.

There is a side gate giving access to the rear garden which comprises a paved terrace immediately to the rear, which leads down to well maintained lawned areas interspersed with shrub beds and borders. There is an outdoor heated swimming pool with a wooden summerhouse adjacent.

Beaconsfield

The property is located just over 1 mile from the popular commuter town of Beaconsfield, which has a wide range of boutique shops, restaurants and a large Waitrose and Sainsbury's.

The town is particularly well served for communication links, with the journey to London Marylebone taking approximately 23 minutes on the Chiltern Line. For the motorist, junction 2 of the M40 is about 3.4 miles away, giving wider access to the national motorway network.

Buckinghamshire is renowned for its schooling and still retains the grammar school system, including The Royal Grammar and Wycombe High, both in High Wycombe and Beaconsfield High School in Beaconsfield. Excellent preparatory schools available in Beaconsfield itself include Davenies for boys and High March for girls.

The area is well served for sporting facilities, including rugby, golf and cricket clubs and the Cliveden Spa, just south of Beaconsfield.



Directions (HP9 2TS)

Exit the M40 at J2 and follow the A355 towards Beaconsfield. At the large roundabout turn left onto the A40 and proceed straight over the next mini-roundabout. At the next large roundabout turn right onto Aylesbury End towards the Old Town. Proceed straight over 5 roundabouts and out of the New Town onto the Penn Road. The Hill will be found on the right hand side after about 1.2 miles.

Services

Mains water, electricity, drainage and gas central heating.

Fixtures and fittings

All those items regarded as fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Local authority

Chiltern District Council. Telephone 01494 729000.

