





A Truly Splendid Family Residence with a quite exceptional interior both in design and presentation set in a private drive having a gated entrance and beautiful gardens

• Spacious Reception Hall • Drawing Room • Dining Room • Study/Library • Fine Family Room • Most Spacious Kitchen/Dining Area • Utility Room • Cloakroom • Sumptuous Master Suite with Dressing Room • Guest Suite • Further Suite • Further Bedroom • Family Bathroom • Second Floor - Bedroom and Dressing Room • Triple Garage above which is a fine Games Room/Office/Studio • Beautifully Maintained and Well Stocked Private Gardens •

Location

Balu House enjoys a quiet private setting and is located in an exclusive private drive just 0.75 miles from Beaconsfield town offering an array of shopping facilities, access to M40 from the Old Town, fast train services to London Marylebone and a choice of Private/State Schools for children of all ages.

Beaconsfield Town 0.75 miles (London Marylebone 25 minutes) – M40 j2 about 2.5 miles linking with M25 – Heathrow 15 miles – London 24 miles (all distances and times approximate)

Sporting Facilities

Excellent facilities including Golf at Beaconsfield, Racing at Windsor and Ascot, Rowing at Marlow/Henley and clubs for Rugby, Cricket and Football in the area – numerous Gyms.

Balu House

This quite exceptional home was constructed by Meryl Homes to exacting standards and includes many bespoke features for the present and only owners. The impressive and beautifully presented accommodation extends to approximately 5,000 sq. ft. offering excellent bright living space creating formal entertaining and family facilities.

Approached through electrically operated gates the wide paved driveway forms a courtyard effect leading to the main entrance door. The interior provides high ceilings throughout creating a modern lifestyle.

From the Grand Reception Hall – Fine staircase to First Floor and access to most reception rooms. Triple Aspect Elegant Drawing Room with Minster style fireplace, doors to Garden and wide bay window. Dining Room of good proportions, fine bay window, views over garden. Study to the front elevation with various computer points. Large Kitchen/Dining Area with attractive kitchen units having integrated appliances, stone flooring, Dining Area with glazed double doors to patio and garden. Wonderful Family Room quietly located off the Kitchen, fireplace with gas coal fire and door to garden. Door to Utility Room with plumbing for appliances and storage cupboards. Rear Lobby with staircase to Large Games Room/Office or Studio over the Triple Garage.

On the First Floor: Grand Master Bedroom with fully fitted Luxury Ensuite Bathroom, door to Dressing Room fully fitted with an array of fitted cupboards. Guest Suite with Ensuite Bathroom. Further Bedroom Suite and Further Bedroom. Family Bathroom.

On the Second Floor: Spacious Bedroom with range of fitted cupboards and separate Dressing Room.

Outside

There is a Triple Garage with electronically operated doors. Two wall mounted gas fired boilers, water softener.

The property is approached over a private driveway and then through electrically operated gates. Both the front and rear gardens are landscaped with a comprehensive collection of

plants and shrubs. The rear garden has interesting patio areas on different levels and some fine ornamental trees. The rear garden is bounded by mature hedging providing a high degree of privacy and seclusion.

Services

Mains Gas - Electricity - Water - Drainage - Full Security System

EPC Rating:

D

Council Tax Band

Band H (£3,358 pa)

Local Authority

Chiltern District Council. Telephone 01494 729000

Your Inspection Recommended

Viewing By Appointment Only Through The Owner's Agents
Nigel Briggs & Co.

The Old Estate Office

Aylesbury End

Beaconsfield

Buckinghamshire

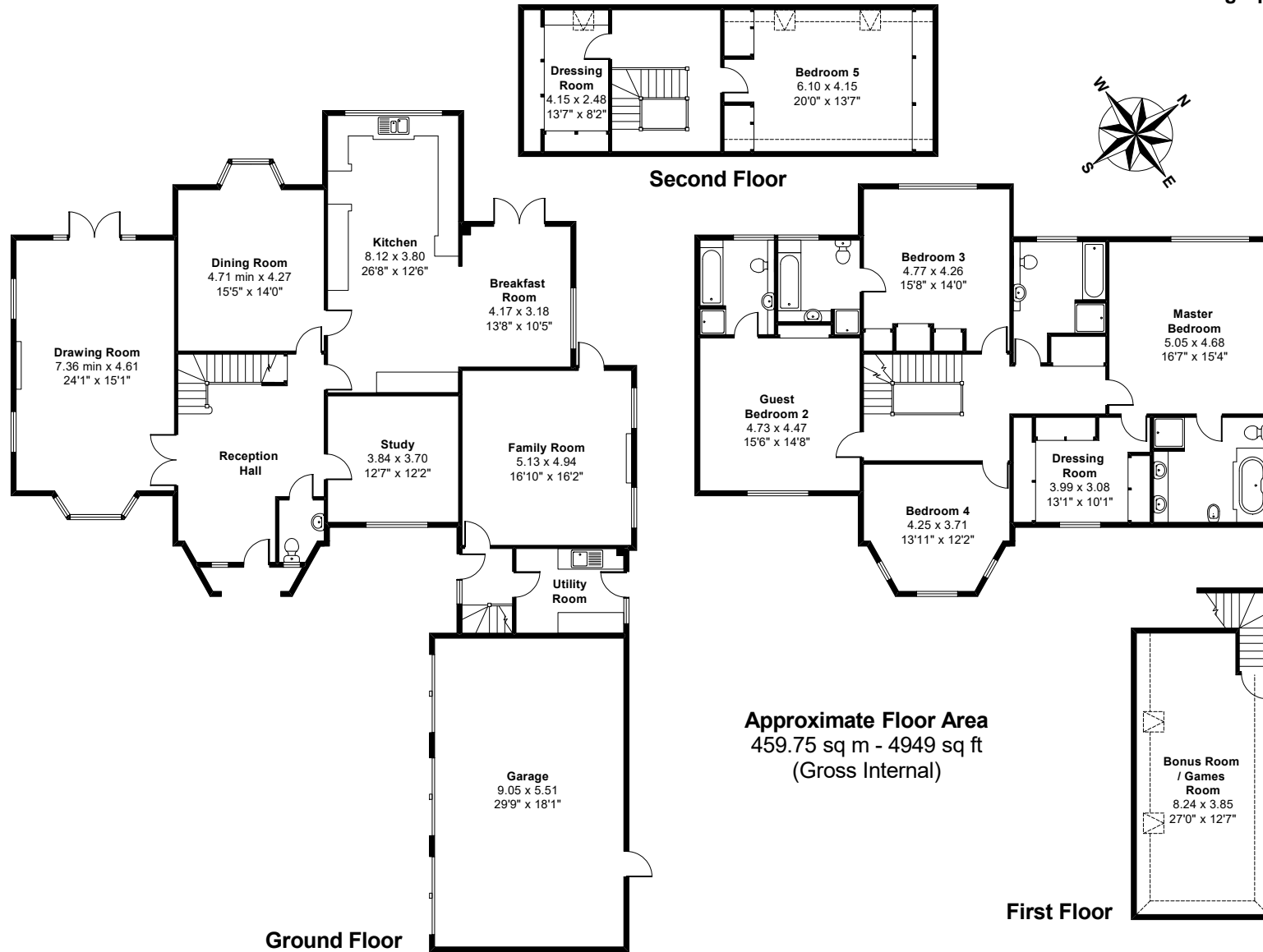
HP9 1LU

Tel: 01494 671099

homes@nigelbriggs.co.uk

NOT TO SCALE

© techno-graph



DISCLAIMER: Nigel Briggs & Co. give notice that the comments, condition, descriptions and necessary permissions for use and occupation are given in good faith and believed to be correct but cannot be relied on as true statements and representations of fact. They do not constitute part of an offer or contract. Potential purchasers should inspect personally in order to satisfy the correctness of them. No person in the employment of Nigel Briggs & Co. has any authority to make or give any representation or warranty whatsoever in relation to this property. They do not hold themselves responsible for any expense incurred in viewing the same or any liability in respect of abortive viewings. The property is offered for sale subject to contract









Nigel Briggs & Co.

 **NIGEL
BRIGGS & Co**

The Old Estate Office, Aylesbury End, Beaconsfield, Buckinghamshire, HP9 1LU
Tel: 01494 671099 Email: homes@nigelbriggs.co.uk
www.nigelbriggs.co.uk