

An opportunity to acquire for a build and buy scheme this classic double fronted Georgian style residence on four floors situated in the heart of the Golden Triangle.

- Seven Bedrooms • Seven Bathrooms • Five Receptions • Leisure Area with swimming pool and cinema room • Staff Studio
- Stamp Duty Saving on Build and Buy Opportunity • Lower and Upper Terracing • Approximately 14,111 sq.ft gross external including garaging. • Landscaped Gardens • South Bucks District Council Planning No. 17/01265/FUL •

14 Westfield Road

This proposed elegant home on four floors, features and comprises:

Lower Ground Floor – Leisure and entertainment area - 6103 sq.ft. inclusive of terracing

Games room, cinema room, plant and separate store room, changing area serving the gym, swimming pool, hot tub opening to the lower terrace and garden with full width bi folding doors.

Ground Floor - 5016 sq.ft. inclusive of terracing

Reception hallway, cloakroom, dining room, snug, formal living room, open plan kitchen dining / living room with bi folding doors leading out to the upper terrace and garden.

First Floor - 3251 sq.ft.

Galleried landing with library, double doors to master bedroom suite with additional ensuite shower room and doors to balcony overlooking garden, bedrooms two and three both with ensembles and bedroom four with ensuite.

Second Floor - 2002 sq.ft.

Galleried landing with storeroom and overhead lantern. Staff/Nanny's quarters that incorporates bedroom/sitting room, kitchen, ensuite shower room and dressing room. Two further bedrooms and family bathroom. Bonus room.

Garage – 603 sq.ft.

Extensive Terracing on both ground and lower ground floors of approximately 2283 sq.ft.

Directions

Exit the M40 at J2 and follow the A355 towards Beaconsfield. At the large roundabout, take the first exit and proceed straight over the next mini roundabout into Beaconsfield Old Town. At the roundabout, turn right onto Aylesbury End (B474). Follow this road into Beaconsfield New Town. On approaching the third mini roundabout turn left into Burkes Road where Westfield Road is the third turning on the right.

Services

Mains electricity, water, 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

South Bucks District Council. Telephone 01895 837200

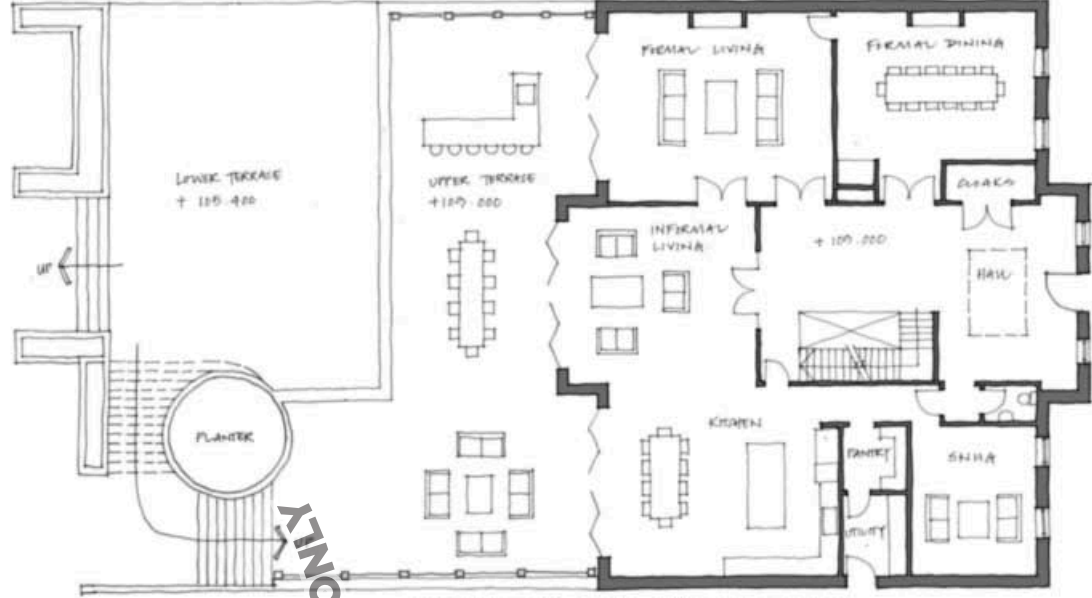
EPC Rating:

N/A

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1.8M HIGH PRIVACY SCREEN WITH TROUSER RAILING



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