



A very fine 6 bedroom Georgian style double fronted detached family home in its own grounds of approximately half an acre set behind a gated entrance and backing onto woodland in one of Beaconsfield's prime positions.

• Entrance Hall • Drawing Room • Dining Room • Sitting Room • Study • Kitchen/Breakfast Room • Family Room • Utility Room • Two Cloakrooms • Master Bedroom with Dressing Room and Ensuite Bathroom • Two Guest Bedrooms with Ensuite Bathrooms • Two Further Bedrooms • Family Bathroom • Triple Garage with Games Room/Bedroom Six Over • Garden • In all about half an acre •

Magnolia House

This delightful Georgian style detached family home under a slate roof and constructed by Nationcrest Plc, circa 1990 caters for all general family needs. The entrance opens to a inner porch opening to the reception hallway with a distinctive full height picture window to the stairs. The property with a gross interior area of 5,327 sq. ft. benefits from being balanced between its East and West wing. Following from the hallway is a well proportioned drawing room with feature fireplace, sitting room and downstairs cloakroom. To the East side a well appointed kitchen breakfast room opening to a family room with doors leading to terracing at rear. Facing the kitchen/breakfast room is the dining room and study. The inner hallway then leads to a utility room that gives access to the integral garage and bedroom six above with ensuite shower room.

A bright landing overlooking this southerly aspect garden backing onto woodland gives access to the master bedroom with dressing room and ensuite bathroom, four further bedrooms, two with ensuites, family bathroom.

Gardens and Grounds

This delightful home stands proud and set well back from Burkes Crescent. Upon entering Magnolia House via twin remote controlled gates and soft forecourt with delightfully well tendered lawns, borders and brick edging. The garage block that adjoins the main house is under a slate roof with a feature clock tower providing both garaging and bedroom 6/games room with ensuite shower room. Gated side access leading to rear that opens to a delightful Southerly aspect garden and backing onto woodland with well stocked flowerbeds and shrubs providing a degree of seclusion. Note: Principal receptions all have doors leading to the terracing and garden approximately half an acre.

Location Information

Beaconsfield New Town 0.3 miles, London Marylebone 23 mins, Old Town 1 miles, M40 (J2) 2.2 miles, Gerrards Cross 5 miles, Amersham 5 miles, M25 (J16) 6.5 miles, M4 (J8/9) 9.5 miles, London Heathrow 14 miles, Central London 27 miles. All distances and times are approximate.

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 for approximately 1 mile and then turn left into Burkes Road where Burkes Crescent can be found on the left hand side.

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

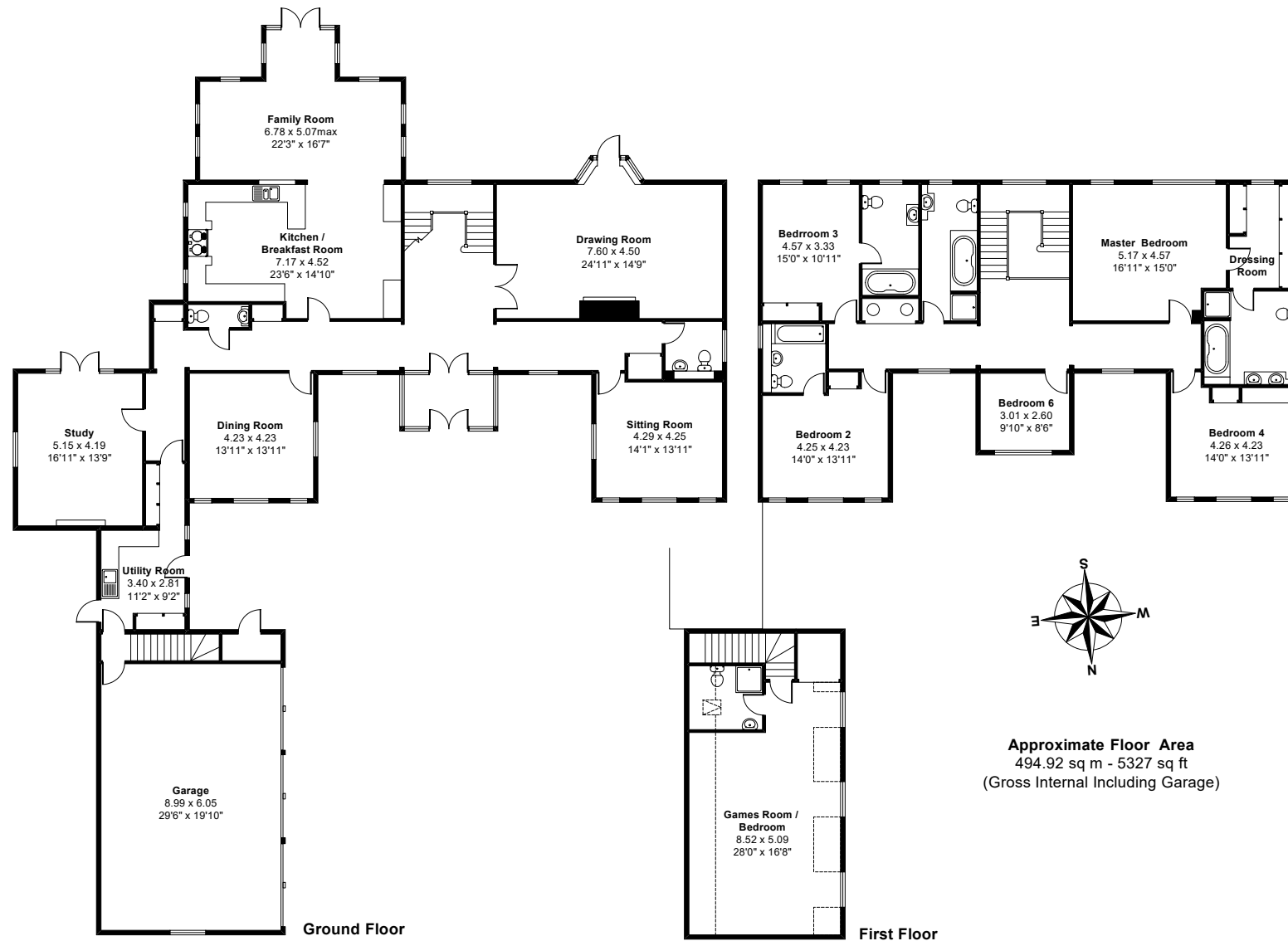
South Bucks District Council. Telephone 01895 837200

EPC Rating:

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NOT TO SCALE

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Approximate Floor Area
494.92 sq m - 5327 sq ft
(Gross Internal Including Garage)

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