

# The **Frost** Partnership

Beaconsfield Office: **T:** 01494 681234 **E:** [beaconsfield@frostweb.co.uk](mailto:beaconsfield@frostweb.co.uk)

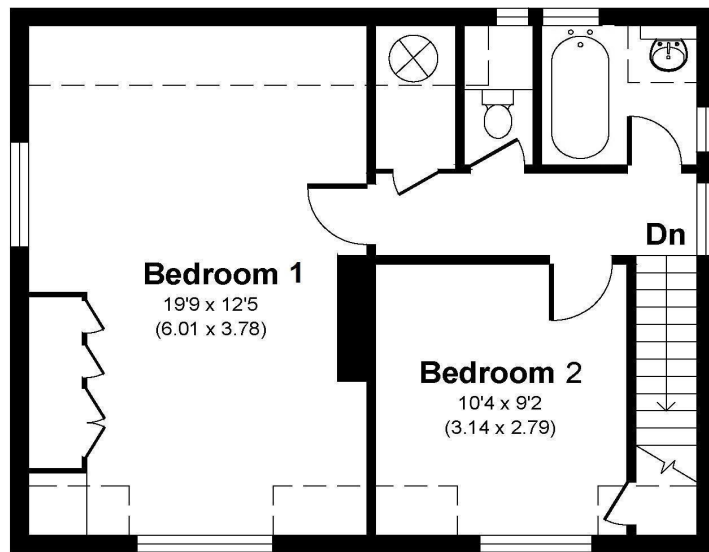
**St Francis Cottage, 10 Stratton Road, Beaconsfield, Buckinghamshire, HP9 1HS**

**Guide Price £1,850,000 (Freehold)**

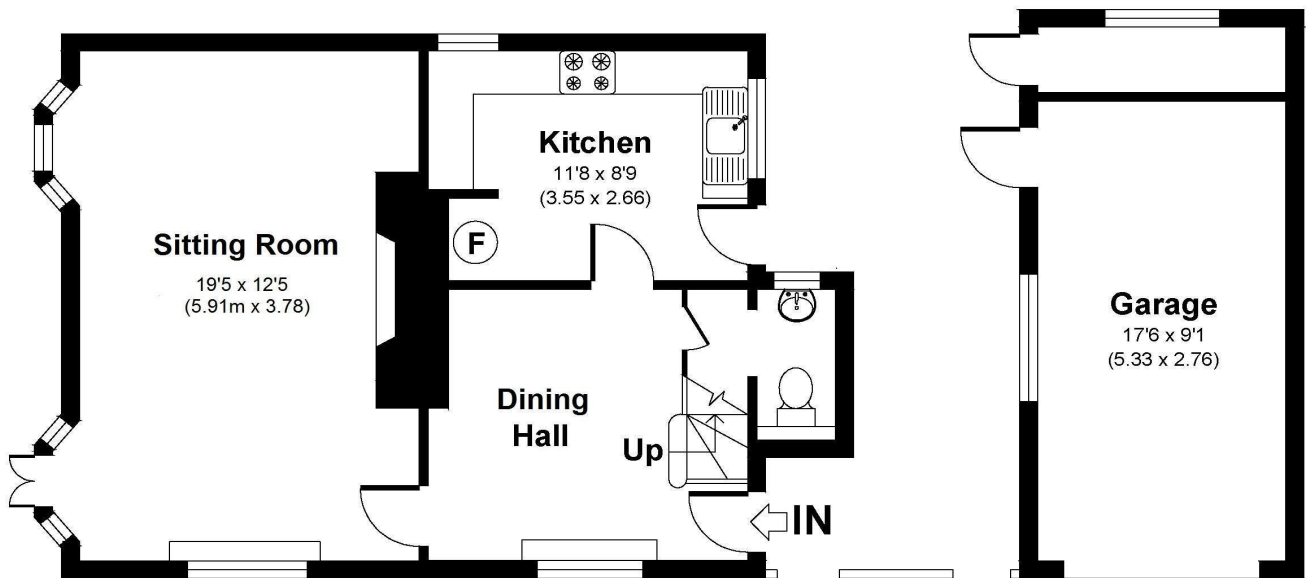


- Redevelopment opportunity
- Premier road in Golden Triangle
- Historic lapsed planning
- Unique detached 2 bedroom cottage
- In all, grounds approaching 1 acre
- Close to Beaconsfield New Town and station





**First Floor**



**Ground Floor**

## St Francis Cottage, HP9

APPROXIMATE GROSS INTERNAL AREA 1382 SQ FT / 107.12 SQ M INC. GARAGE

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**A unique opportunity to acquire a detached property which has tremendous scope to re-develop or extend, subject to the usual planning consents, set in delightful gardens and grounds approaching 1 acre situated in an extremely sought after residential road within the Golden Triangle in Beaconsfield close to the New Town and station.**

### **REDEVELOPMENT OPPORTUNITY**

Planning permission was granted to provide two plots, however expired in 1975.

St Francis Cottage in fact has one of the longest road frontages in Stratton Road measuring approximately 200ft on the bottom boundary.

It should be noted that some of the neighbouring properties in Stratton Road have been redeveloped in the past 20 years and have created substantial 10,000 sq ft plus family houses. Some having values well in excess of £5,000,000, and therefore St Francis Cottage offers a great opportunity to build and design a magnificent new residence, subject to planning.

### **THE EXISTING PROPERTY**

**Ground floor:** dining hall, cloakroom, sitting room, kitchen.

**First floor:** with two bedrooms, bathroom.

**Outside:** long gravel driveway with detached single garage, gardens and grounds in all about 1 acre, lawn with mature borders and lightly wooded area.

### **THE LOCATION**

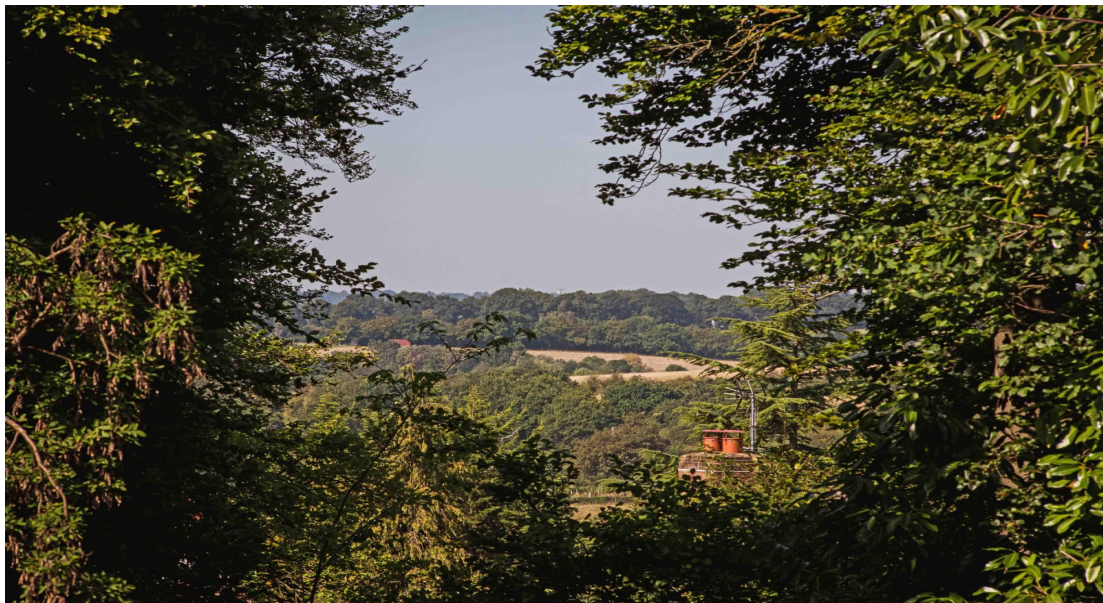
Beaconsfield New Town offers an excellent range of shops for day to day needs including Waitrose, Marks and Spencer Simply Food and Sainsburys supermarket together with a good selection of restaurants and cafes, and a mainline station serving London Marylebone (fast train now about 23 minutes). The area is renowned for its schooling both state and private. The historic Old Town offers a good choice of restaurants, public houses and a busy market on Tuesdays, a monthly farmers market and numerous retail outlets. Junction 2 of the M40 is within a short drive giving access to the M25, Heathrow airport, London, Oxford and Birmingham.

### **DIRECTIONS**

From the offices of The Frost Partnership in Beaconsfield proceed away from the railway bridge and take the first turning right into Gregories Road. Continue along Gregories Road for about 800 metres and turn left into Cambridge Road. After a short distance turn right into Stratton Road and the property will be found after a short distance on the right hand side.

### **AGENT'S NOTE**

The Energy Efficiency Rating is E. Please contact The Frost Partnership for a full copy of the Energy Performance Certificate (EPC).





#### AGENT'S NOTE

##### Mortgage Advice Bureau (MAB)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Mortgage Advice Bureau (MAB). They are one of the largest mortgage brokers in the country and provide specialist mortgage advice. They can search thousands of mortgage deals to find the right one for you and due to their size have exclusive rates from many lenders that cannot be found on the high street or anywhere else. MAB have won over 70 national awards for the quality of their advice and service during the last five years. It is your decision whether you choose to deal with MAB. Should you decide to use MAB, The Frost Partnership will receive a referral fee of £300 inclusive of VAT from MAB. You will not have to pay anything with regard to this to The Frost Partnership.

##### Home Legal Services (HLS)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Home Legal Services (HLS) for conveyancing services. HLS provide us with a panel of quality conveyancing solicitors who operate on a fixed fee and a no sale, no fee arrangement, with 24/7 online case reports keeping you up to date at all times. It is your decision whether you choose to deal with HLS. Should you decide to use HLS, The Frost Partnership will receive a referral fee of £250 inclusive of VAT from HLS. You will not have to pay anything with regard to this to The Frost Partnership.



**Special Note:** For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.