



Drews End
Knotty Green, Beaconsfield



Drews End, Drews Park,
Knotty Green, Beaconsfield
Buckinghamshire HP9 2TT

- SUPERB MATURE PLOT SURROUNDING THE PROPERTY
- STUNNING VAULTED DRAWING ROOM WITH LIBRARY AREA
- THREE BEDROOMS OVER TWO FLOORS & TWO BATH/SHOWER ROOMS
- DOUBLE GARAGE, WORKSHOP AND HOME OFFICE

Price Guide £1,295,000



The Property

Drews End is a charming three bedroom attached home of truly unique character that dates back to the Edwardian era, with later additions. The property is quietly situated in a prestigious setting in Knotty Green on the leafy edges of Beaconsfield.

Drews End is centrally positioned on its plot enabling a lovely aspect over its delightful gardens from every room. The accommodation is spacious and beautifully presented with the stand out feature being the wonderful vaulted drawing room, once a hay barn, offering authentic character with beam detailing and a central brick fireplace currently fitted with gas fire. This lofty dual aspect room benefits from a French door giving access to a private south facing terrace. The room also opens into a lovely library/study. A dual aspect dining room with larder cupboard and spacious kitchen/breakfast room with laundry area complete the reception space.

The bedrooms are arranged over two floors, the largest of which is situated on the ground floor with two generous built in wardrobes and an adjoining bathroom with plenty of storage.

Upstairs there are two further bedrooms and a shower room.

Outside

The property is approached via a five bar gate leading to a brick paved driveway with ample parking for several cars. This then leads to a double garage with electric up and over door. There is also a stable block that has been converted to an office/studio on one side and a workshop on the other, both with power and light.

The mature gardens surrounding the house are mainly laid to lawn with mature hedge borders to the boundaries and a wide selection of shrubs and trees throughout the garden help to create a really attractive outside space. There is a lovely south facing patio area accessed via a French door in the sitting room - ideal for entertaining and al-fresco dining.

Location

Beaconsfield New Town offers an excellent range of shops for day-to-day needs including Waitrose, Sainsbury's and a Marks & Spencer Simply Food, plus a selection of cafes and restaurants. The main line train station serves London Marylebone (25 minutes approximately).

Beaconsfield Old Town has many restaurants and public houses. The M40 (Junction 2) is a short drive away giving access to London, Oxford, Birmingham

and the M25 network.

The area is well known for its excellent schooling and the retention of the grammar school system. Private schools available in Beaconsfield include Davenies for boys and High March for girls.

The county is well served with sporting facilities including numerous golf, rugby and cricket clubs and leisure facilities.

Directions

From our office in the New Town take the Penn Road for approximately 1.5 mile passing Alfiston School on the right. Drews Park is the next turning on the left and after the road bears to the left Drews End can be found on the left hand side.

Viewings

Strictly by appointment only.

Solicitors/Mortgage Advice

Contact your local Tim Russ & Company office who can introduce you to their professional financial advisors and solicitors.

Ref: 20/7891



Energy Efficiency Rating		Current	Potential
<small>Estimated to efficient - lower running costs</small>			
95-101	A		
81-94	B		82
69-80	C		
55-68	D		
39-54	E		
21-38	F	48	
1-20	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	
<small>www.epc4u.com</small>			



(Not Shown In Actual Location / Orientation)

Drew's End

Approximate Gross Internal Area
 Ground Floor = 109.4 sq m / 1,178 sq ft
 First Floor = 30.8 sq m / 332 sq ft
 Outbuildings = 54.3 sq m / 584 sq ft
 Total = 194.5 sq m / 2,094 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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