



Grange Drive,  
Wooburn Green, Buckinghamshire

**TIM RUSS**  
& COMPANY



# Conkers, Grange Drive, Wooburn Green, Buckinghamshire, HP10 0QD



- PRIVATE TREE LINED ESTATE OF INDIVIDUAL DETACHED PROPERTIES
- SECLUDED 0.2 ACRE PLOT WITH SURROUNDING LANDSCAPED GARDENS
- ADAPTABLE LAY OUT INCLUDING ANNEXE-STYLE GROUND FLOOR LAY OUT
- OPEN PLAN KITCHEN/DINING/LIVING SPACE ACCESSING GARDENS
- GAS FIRED UNDER FLOOR HEATING
- LOVELY MASTER BEDROOM & GUEST SUITES & TWO FURTHER BEDROOMS & STUDY/BEDROOM FIVE
- DOUBLE GARAGE & SPACIOUS DRIVEWAY

Built by the current owners in this prestigious setting, a highly individual 4/5 bedroom detached home with interesting open lay out that is both versatile and free flowing.

**£1,550,000    FREEHOLD**

**TIM RUSS**  
& COMPANY



## The Property

This superbly positioned modern-style detached family home of over 3,000 square foot accommodation (including garage) with magnificent private grounds is offered to the market for the first time with immediate possession available.

The highly individual and adaptable lay out includes a wonderful central 'hub' of reception space with dining, kitchen/breakfast and family space all linking seamlessly and multiple rooms on ground and first floor enjoying access to the secluded gardens.

On the ground floor a welcoming vaulted hallway with balustrade staircase gives access to the double garage, a hobbies room/workshop (also with door to garage), two double bedrooms and a modern fitted bathroom.

On the first floor a central vaulted dining area and contemporary fitted kitchen/breakfast room overlook and access a spacious family room/conservatory with delightful aspect over the gardens. There is a triple aspect formal sitting room with vaulted ceiling, feature fireplace and French doors to the garden decking.

The master bedroom suite overlooks the garden to the rear of the house and there is a spacious guest bedroom suite and second staircase to a lovely study/bedroom five with vaulted ceiling and striking picture window. The utility room and cloakroom complete the accommodation.

This splendid timber framed property with brick skin features insulated external and internal walls, gas fired underfloor heating throughout, a powerful central vacuum system and a heat recovery system. Viewing is highly recommended.

## Outside

The generous sized country-style gardens are an outstanding feature having been thoughtfully landscaped to maximise privacy whilst enjoying a delightful far-reaching aspect beyond the mature tree and hedge lined boundaries from attractive decking/paved terrace and extensive surrounding lawn. An array of individual plantings and shrubbery provide shape, colour and interest. There is hidden lighting in the garden borders and outside lighting on the upper and lower decks.

To the front the block paved/shingle driveway provides ample space for parking for several vehicles and leads to the integral double garage. There are steps adjacent to the driveway rising to the side of the house to a decking entrance to the utility room and an area laid to shingle with steps to a garden shed with light and power.

## Location

Wooburn Green is a sought-after picturesque village nestling in the valley between Beaconsfield and Bourne End with both offering a train service to London (Bourne End via Maidenhead). Nearby Bourne End has several

shops for day to day needs and comprehensive local amenities including the river Thames and a range of country pubs and restaurants.

Grange Drive has open countryside and parkland nearby enabling many delightful walks. The location is ideal for the motor commuter with access to the M40 at either Junction 2 at Beaconsfield or Junction 3 at Loudwater and the M4 at Junction 8/9 Maidenhead. Schooling in the area is highly regarded being in the catchment area for St Paul's primary school and the Buckinghamshire Grammar system.

## Directions

From the A40, just to the south of Beaconsfield, take a left hand turning into Holtspur Lane (the B4440) which takes you over the motorway bridge and down the hill into Wooburn Green. On reaching the Green follow to the left onto the A4094 and Grange Drive will be found on the left hand side as one approaches Bourne End. Drive over two sleeping policemen and fork right and Conkers will be found in an elevated setting on the left-hand side.

## EPC Rating E

## Viewings

Strictly by appointment only on 01494 681122.

Ref: 21/8029















## Conkers

Approximate Gross Internal Area

Ground Floor = 101.5 sq m / 1,092 sq ft

First Floor = 182.3 sq m / 1,962 sq ft

Total = 283.8 sq m / 3,054 sq ft  
(Including Garage / Excluding Void)

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.

© CJ Property Marketing Ltd Produced for Tim Russ & Company



6 Burkes Court, Burkes Road, Beaconsfield HP9 1NZ

**T: 01494 681122**

E: [beaconsfield@timruss.co.uk](mailto:beaconsfield@timruss.co.uk)

**[www.timruss.co.uk](http://www.timruss.co.uk)**

**TIM RUSS**  
& COMPANY

Tim Russ & Company for themselves and for the Vendors or Lessors of this property whose agents they are given notice that: (1) The particulars and floor plans are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Tim Russ & Company has any authority to make or give any representation or warranty whatever in relation to this property. (4) They do not hold themselves responsible for any expense incurred in viewing the same or any liability in respect of abortive journeys. Terms quoted are subject to contract. Floor Plan copyright of Tim Russ & Company.