



Burgess Wood Road South
Beaconsfield

TIM RUSS
& COMPANY

Newlands, 23a Burgess Wood Road South, Beaconsfield, Buckinghamshire HP9 1EX



- EDGE OF SOUGHT AFTER 'GOLDEN TRIANGLE'
- A FINE SIX BEDROOM FAMILY HOME
- ADAPTABLE LAY OUT (3,733 SQ FT) OVER THREE FLOORS
- IMPRESSIVE KITCHEN/BREAKFAST ROOM
- FOUR GROUND FLOOR RECEPTION ROOMS & VERSATILE SECOND FLOOR OPTIONS
- LARGE MASTER BEDROOM SUITE & THREE FURTHER EN SUITES
- ELECTRIC GATED ENTRANCE – AMPLE DRIVEWAY & DOUBLE GARAGE
- WEST FACING REAR GARDEN

An exceptional six bedroom detached family home built in 2007 by Norland Homes in this desirable setting convenient to all local amenities.

£1,850,000

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The Property

Newlands House is a particularly well presented and spacious detached modern house built to a high specification with versatile and well planned accommodation over three floors that is ideal for the growing or extended family.

With potential for up to seven bedrooms if desired (with a potential teenager's pad or au pair suite on the second floor) the specification includes underfloor gas central heating to the ground and first floor, electric underfloor heating in the bath/shower rooms, light oak joinery including internal doors, staircase and flooring and Georgian style sliding sash windows. The bedrooms all feature built in wardrobe cupboards and the master suite has a stylish new en suite bathroom and large dressing room that could easily be converted into an independent double bedroom.

On the ground floor there is a tiled reception hall, cloakroom, bright dining room, study, dual aspect living room with fireplace and two sets of French doors to garden. There is a superbly fitted kitchen/breakfast room with integrated appliances and granite worktops/island, adjoining family room and utility room. Both the kitchen and family room have French doors to the garden terrace.

On the first floor the balustrade staircase is a central feature on the spacious landing which accesses four bedrooms including three with en suites, the impressive

master bedroom also having a large dressing room. There is a family bathroom on this level.

On the second floor there are two more attractive bedrooms sharing a 'Jack & Jill' shower room.

Outside

To the rear the garden is a delightful feature having been thoughtfully landscaped to maximise privacy whilst enjoying a westerly aspect from a wide paved terrace overlooking a level lawn and an array of individual plantings and shrubbery providing shape, colour and interest.

To the front there is ample parking space on a large block paved driveway behind wrought iron electric gates. There is mature hedging to three sides and a double garage with access from the rear garden.

Location

Burgess Wood Road South is about a mile from the centre of Beaconsfield New Town in one of the most sought after and exclusive addresses. The excellent train service gives access to Marylebone in approximately 25 minutes and the M40 junction 2 is about 2 miles away on the outskirts of the Old Town.

A comprehensive range of shopping facilities is available in the town, including Waitrose, Sainsburys and Marks & Spencer Simply Food, combined with a

variety of independent shops, restaurants and public houses throughout the town.

The area is well known for its excellent schooling and the retention of the grammar school system, in addition to which private schools are available in Beaconsfield, including 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 town centre office, proceed along Burkes Road for about two thirds of a mile, taking the fourth turning on the right into Ellwood Road. At the end of Ellwood Road, turn left into Burgess Wood Road South and Newlands will be found as number 23a on the right hand side behind electric gates. **SatNav: HP9 1EX**

EPC Rating To be advised

Viewings

Strictly by appointment only on 01494 681122.

Mortgage

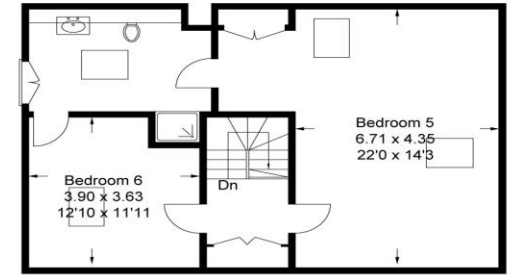
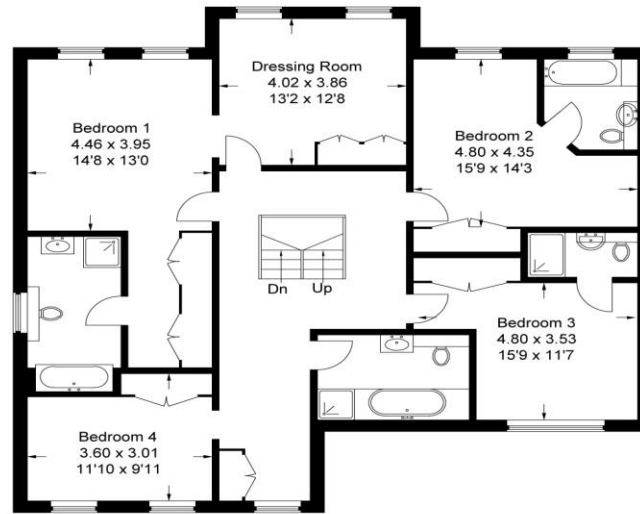
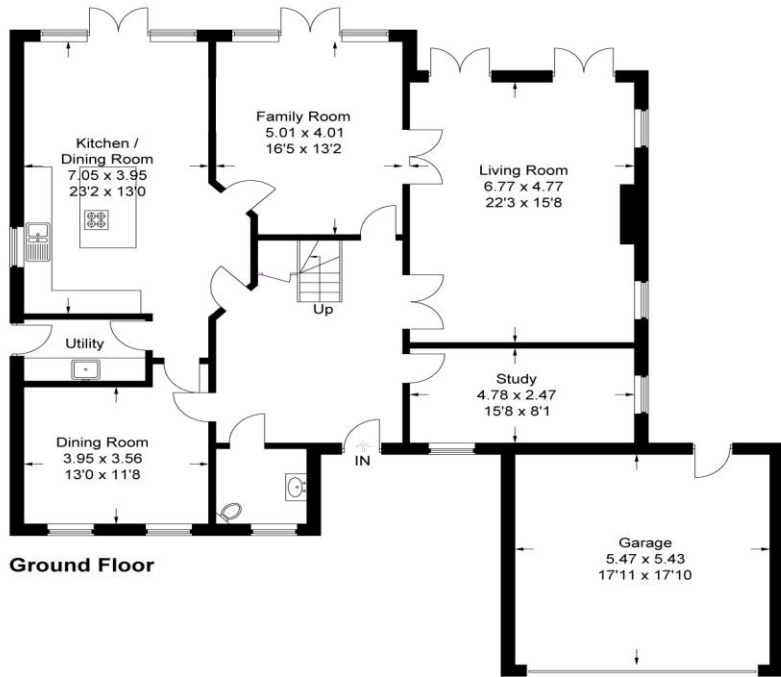
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

Ref: 20/7836









Newlands, Burgess Wood Road South

Approximate Gross Internal Area
 Ground Floor = 144.3 sq m / 1,553 sq ft
 First Floor = 138.9 sq m / 1,496 sq ft
 Second Floor = 66.9 sq m / 720 sq ft
 Garage = 30.6 sq m / 329 sq ft
 Total = 380.7 sq m / 4,098 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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