

# ELIZABETH HOUSE

BEACONSFIELD - BUCKINGHAMSHIRE



TIM RUSS  
*prime*





**ELIZABETH HOUSE**  
**26A BURGESS WOOD ROAD SOUTH**  
**BEACONSFIELD**  
**BUCKINGHAMSHIRE**

Station c.75 mile | Amersham c5 miles  
Gerrards Cross c5 miles | Central London c26 miles  
Heathrow c16 miles

**A truly immaculate family home set in a private garden tucked away in this much admired residential location**

Entrance Porch | Reception Hall | Cloakroom  
Study | Dining Room | Sitting Room  
Kitchen/Dining/Family Room | Utility Room

Principal Bedroom with En-Suite Dressing and Bathroom | Three Further En Suite Bedrooms  
Bedroom Five and Six | Family Bathroom

Double Garage | Gated Driveway  
Private South Westerly Garden

In all about 0.21 of an Acre

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## SITUATION

Situated off a private gated driveway serving just two properties in a favoured part of the town, less than a mile from Beaconsfield New Town with its excellent range of shops and train service to London (Marylebone, approximately 25 minutes). The pretty Old Town provides an excellent choice of restaurants and pubs, together with an eclectic mix of shops. The M40 motorway is under two miles away, providing fast access to the M25 and Oxford. The area is well served with excellent schools, both grammar and private.

## THE PROPERTY

This exceptional family home was built just twelve years ago to an exacting specification with particularly light and airy accommodation in excess of 4250 sq ft (excluding the garage). The property epitomises contemporary living, with lovely clean lines and generous free-flowing accommodation for the whole family.

The front door opens into a generous reception hall with an elegant staircase to the first floor together with a large cloaks' cupboard and cloakroom. The study has been comprehensively fitted out with bespoke furniture, perfect for anyone working from home. There is a double aspect dining room with double doors to the garden. Double doors open into the comfortable sitting room, complete with a log burner and three sets of casement doors out to the garden. The kitchen/dining room with adjoining orangery style family room is a wonderful space and the hub of the home, with a fabulous kitchen area including a central island, granite worksurfaces and Bosch integrated appliances.

There are three sets of casement doors onto the terrace and full width bi-folds off the family room. There is a large well equipped utility room with doors to the front and back.

There is a large landing on the first floor with a staircase up to the second floor. The generous principal bedroom has a separate dressing room with built in wardrobes and a well-appointed four piece en suite bathroom. There are three further en suite bedrooms on this floor. On the second floor there are two more bedrooms and family bathroom.

### **OUTSIDE**

The property is approached via electrically operated double gates, a block paved driveway leading down to the two properties with Elizabeth House on the right hand side. There is ample parking for several cars in front of the double garage, which has an electric up and over door.

The rear garden has an idyllic south westerly aspect with sun all afternoon and into the evening, offering complete privacy with fencing and hedges on the boundaries. There is a wide paved terrace running across the rear of the house with paved pathways on either side. An expanse of lawn extends to the rear with shrub borders and there is a large garden shed behind the garage.

### **SERVICES**

All mains

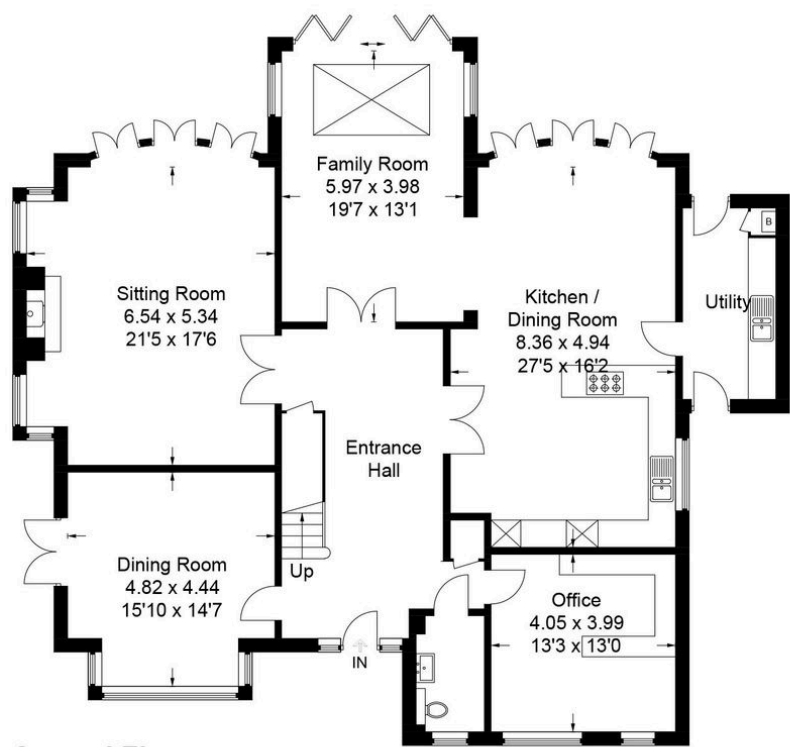
### **COUNCIL TAX BAND H**

### **EPC RATING B**

**POSTCODE HP9 1EX**

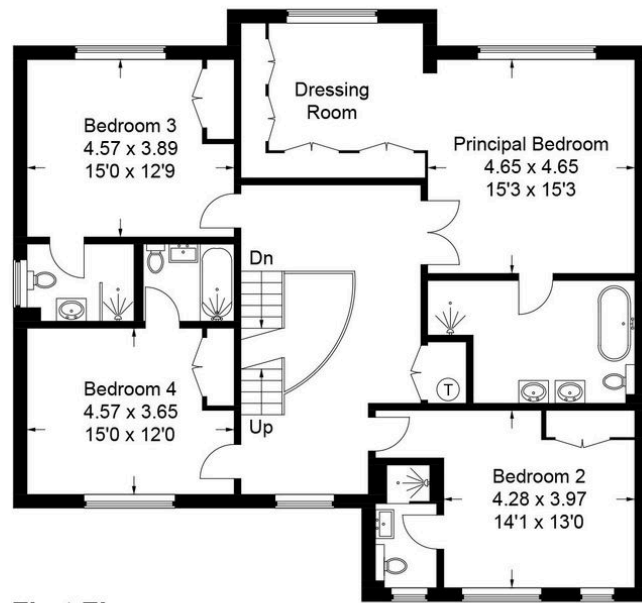




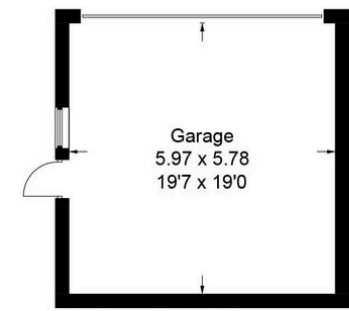


Ground Floor

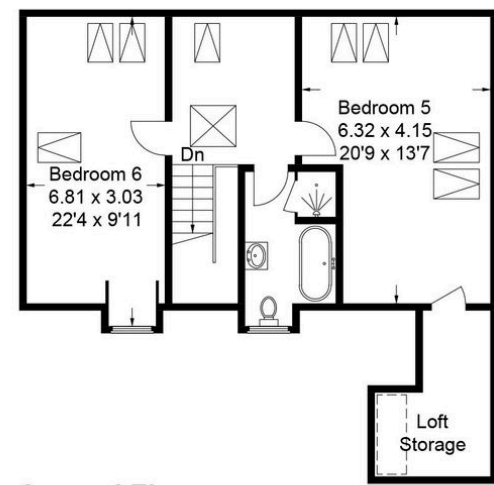
= Reduced headroom below 1.5m / 5'0



First Floor



(Not Shown In Actual Location / Orientation)



Second Floor

## Elizabeth House

Approximate Gross Internal Area = 395.4 sq m / 4,256 sq ft  
 Garage = 34.6 sq m / 372 sq ft  
 Total = 430 sq m / 4,628 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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