



Top Meadow

1 Grove Road, Beaconsfield, HP9 1UR

BOVINGDON

TIM RUSS
prime





Top Meadow

1 Grove Road, Beaconsfield, HP9 1UR

An incomparable Arts and Crafts property and possibly the finest period home in Beaconsfield.

Ground Floor

| Reception Hall | Drawing Room | Dining Room |
| Sitting Room | Family Room | Kitchen/Breakfast Room |
| Utility Room | Cloakroom | Two Shower Rooms |
| En Suite Guest Bedroom with Loft Room |

First Floor

| Principal Bedroom with En Suite | Two Further Bedrooms |
| Family Bathroom |

Second Floor

| Two Further Bedrooms | Walk-In Wardrobe |

Outside

| Private Gated Driveway | Double Garage with First Floor
Office Suite (Potential Annexe) | Storeroom |
| Beautiful Landscaped Gardens |

| In All About 0.75 Acres |

B





Top Meadow

Top Meadow is truly a landmark property and a once in a lifetime opportunity, with elegant elevations and a real sense of arrival. This exquisite Grade II Listed residence dates in origin from 1912, substantially added to in 1922 and again latterly to a lesser extent. The presentation of the accommodation is on point and has clearly been meticulously cherished, providing that lovely balance of traditional charm and contemporary style where appropriate. The quality of the materials used (both original and latterly) and the attention to detail are quite simply exceptional. The grounds are beautifully landscaped and are a wonderful setting for this simply stunning family home. This iconic property was the home of the author and poet G K Chesterton between 1922-36.

The delightful accommodation still retains the original oak throughout with so many exquisite design features of the era delivering an exceptionally comfortable ambience. The double height vaulted drawing room is a dramatic space and sensational for entertaining complete with a minstrels gallery. The dining room is another elegant room, partly vaulted and lovely oak book casing and cupboards, together with an adjacent serving kitchen. The kitchen/dining/living space delivers the contemporary element perfectly, with oak bi-fold doors connecting seamlessly with the garden. The kitchen is beautifully fitted, incorporating integrated appliances and a fabulous central island; the dining/living spaces also opens into the comfortable family room. There is an adjacent utility room and cloakroom. Completing the ground floor is a guest bedroom with en suite shower room. On the first floor there is the principal bedroom, two further double bedrooms and two bathrooms. There are two further bedrooms and large walk-in wardrobe on the second floor. There is a wonderful home office space over the garage with a shower room at ground floor level. The double garage is cavernous and has a separate store to the rear.

Gardens and Grounds

The property is approached via electric wrought iron double gates leading to a cobble set driveway providing plenty of parking and turning space. The gardens are simply stunning with beautifully manicured hedges to the front together with lawn and pathways. The rear garden has been imaginatively landscaped with the centrepiece being a pond with beds and pathways creating a colourful geometric design; also incorporating seating and dining areas, together with a lovely pergola. This all set with areas of lawn bordered by mature hedging providing privacy.





















Top Meadow

Location

Situated in one of Beaconsfield's prime locations between the old and new towns being within a comfortable walk of both. The New Town has an excellent range of shops, supermarkets and a train service to London (Marylebone, approximately 25 minutes); close by is the Old Town which 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 Heathrow and Oxford. The town is well served with excellent schools, both grammar and private.

Additional Information

Council Tax band: H

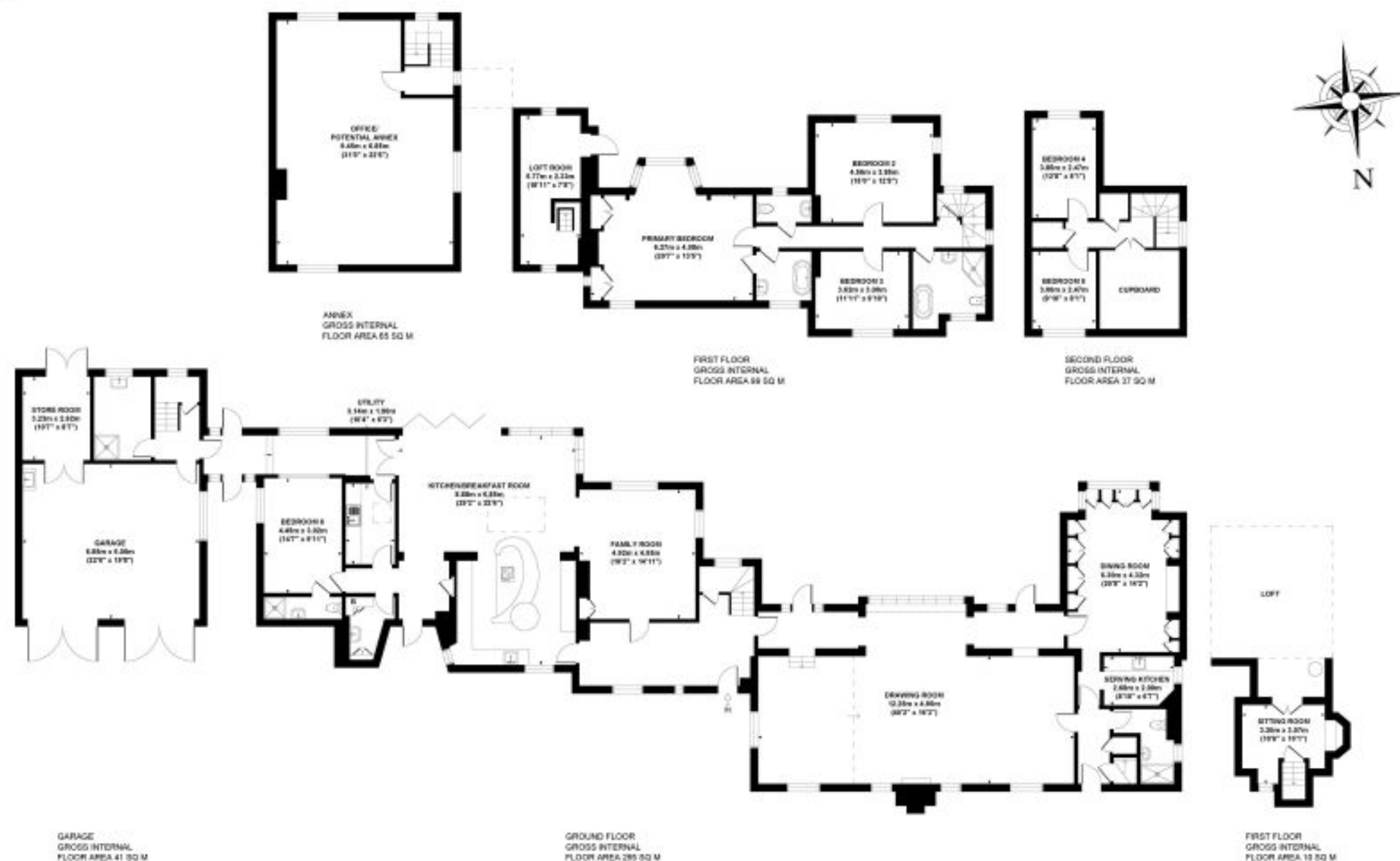
Local Authority: Buckinghamshire Council

EPC Rating: Exempt





FLOORPLAN



1 GROVE ROAD, BEACONSFIELD, BUCKINGHAMSHIRE, HP9 1UR
APPROX. GROSS INTERNAL FLOOR AREA 547 SQ M / 5888 SQ FT
 FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bovingdons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



BOVINGDONS

TIM RUSS
prime

Bovingdons
7-8 The Arcade, Maxwell Road
Beaconsfield HP9 1QT
beaconsfield@bovingdons.com
01494 677 733
www.bovingdons.com

Tim Russ
6 Burkes Court, Burkes Road, Beaconsfield,
Buckinghamshire, HP9 1NZ
beaconsfield@timruss.co.uk
01494 681122
www.timruss.co.uk