



Ledborough Lane
Beaconsfield, Buckinghamshire

Windy How, 27 Ledborough Lane, Beaconsfield, Buckinghamshire, HP9 2DB



- 5 MINUTES LEVEL WALK TO TOWN CENTRE & TRAIN STATION
- DISTINCTIVE FIVE BEDROOM EDWARDIAN DETACHED FAMILY HOME
- RECEPTION ROOMS WITH HIGH CEILINGS & ORIGINAL FEATURES
- OPEN PLAN KITCHEN & BREAKFAST ROOM WITH LOGBURNER
- MASTER BEDROOM SUITE & FOUR FURTHER DOUBLE BEDROOMS
- POTENTIAL TO FURTHER EXTEND SUBJECT TO PLANNING
- WEST FACING ROOF TERRACE
- ESTABLISHED FRONT & REAR GARDENS WITH AMPLE DRIVEWAY AND GARAGE

A handsome five-bedroom detached family home in this desirable setting convenient to all local amenities including the Chiltern rail line.

£1,650,000 **FREEHOLD**

TIM RUSS
& COMPANY

The Property Windy How is a detached bay-fronted Edwardian family home comprises over 3,000 square feet of accommodation over three floors on a prominent plot in Beaconsfield New Town, on the corner of Ledborough Lane and Sandelswood End, just across from High March School.

The impressive interior combines elegant principal rooms that are rich in character (with south-facing bay windows, period fireplaces and high ceilings) with a contemporary extension creating a lovely kitchen/diner/breakfast room with bespoke fittings and contrasting worktops/breakfast bar and a vaulted ceiling with large skylight. The original Edwardian front door opens into a welcoming entrance hall with wide turning staircase that leads elegantly up to a bright and spacious first floor landing. Just off the hall there is a useful downstairs cloakroom and WC, complete with original Edwardian features.

There are two principal reception rooms. The large 18 foot front-to-back lounge has a period fireplace with working chimney, bay window with window seat, and French doors to the garden, while the south-facing main dining room has a period fireplace, bay window and dual-aspect outlook over the front garden and drive. The open-plan kitchen/diner/breakfast room has modern tiled flooring with underfloor heating, original Edwardian dressers, hand-painted fitted kitchen units with integrated appliances, a wood burning stove and French doors to the main garden. There is also a separate utility room housing the gas-fired boiler, home laundry and freezer.

On the first floor there is a wide landing giving access to

the 20ft master bedroom with modern en suite shower room. There are two further double bedrooms, one of which is triple-aspect and has access to a west-facing roof terrace with extensive views. There is a modern family bathroom and a separate shower room, both having underfloor heating and towel warmers. The wide central staircase continues up to the second floor where there are two further double bedrooms, another bathroom and a useful walk-in storage cupboard.

Outside To the rear there is a good sized lawned rear garden which is not overlooked. There are also two paved patio areas, three raised vegetable beds, a wood store and a selection of trees, shrubs and borders. A period wrought iron staircase leads to the roof terrace. Gated side access leads to the front on both sides, one of which features two useful sheds for storing garden implements, mowers and other outdoor items.

To the front there is shingle driveway and forecourt providing ample parking for up to 4 vehicles and leading to the garage. There is another generous lawn, with mature trees and borders, and gated access to Ledborough Lane and onward via a footpath to St Michael's Green, the train station and local amenities.

Location Ledborough Lane is one of the most sought-after addresses in the New Town, and just 5 minutes level walk from Beaconsfield station, Waitrose and the other amenities of the town centre. The excellent Chiltern Line gives fast and reliable rail access to London Marylebone in approximately 25 minutes, and High Wycombe in 6

minutes. The M40 Junction 2 is about 2 miles away via a new Old Town bypass, giving fast road access towards London, Oxford and Birmingham.

A comprehensive range of shopping facilities is available in the town, including Waitrose, Sainsburys and Marks & Spencer, combined with a variety of independent shops, restaurants, pubs and bars throughout the town. The area is well known for its education facilities 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.

Beaconsfield is situated on the borders of the Chiltern Hills Area of Outstanding Natural Beauty and is renowned for its attractive Old Town, regular fairs and markets, and the popular Bekonscot Model Village and Railway, the oldest in the world, which is just across the road. The area is well served with sporting facilities including gyms, golf, rugby, soccer and cricket clubs.

Directions From our town centre office, proceed along Station Road past the Waitrose roundabout onto Penn Road, then turn 2nd right into Ledborough Lane, where Windy How will be found on the left hand side as number 27, just past High March School. NB the drive entrance is in Sandelswood End, immediately on the right having turned off Ledborough Lane . **SatNav: HP9 2DB**

EPC Rating E Council Tax Band G

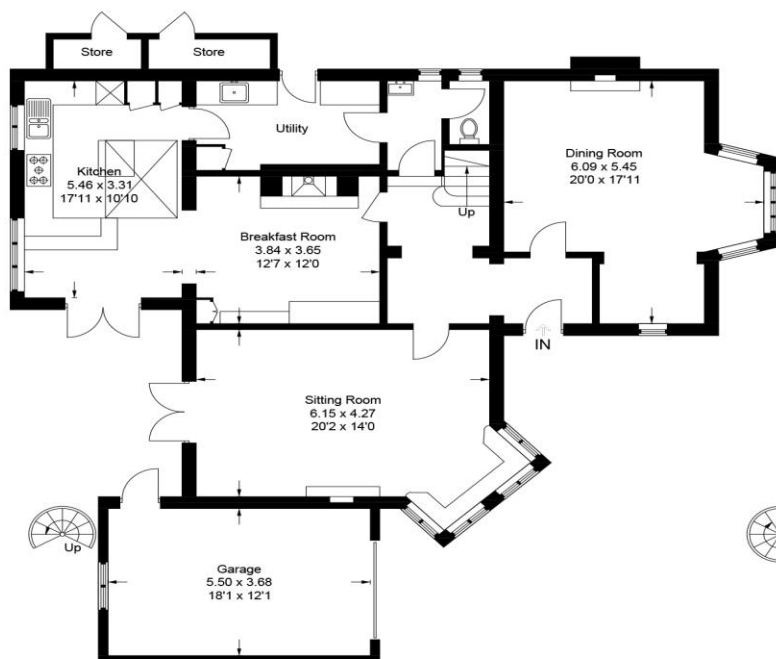
Viewings By appointment only on 01494 681122

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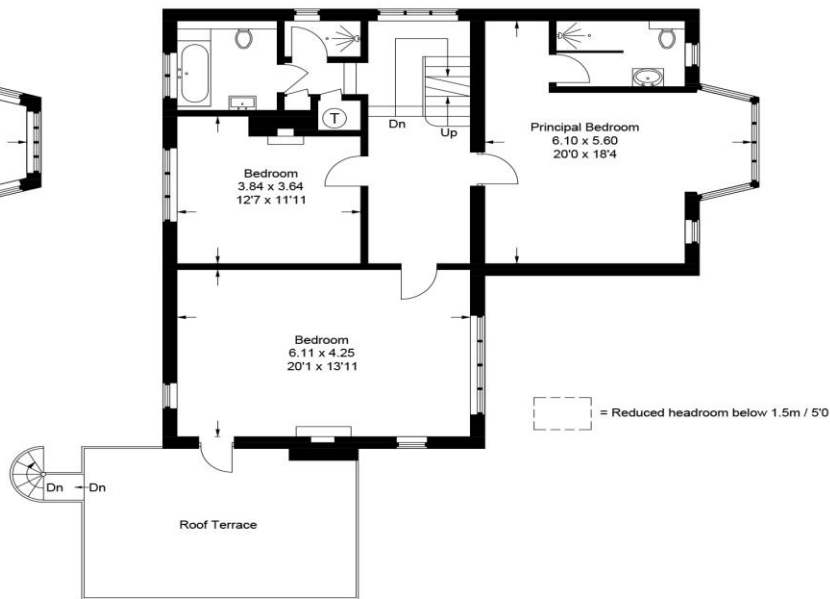




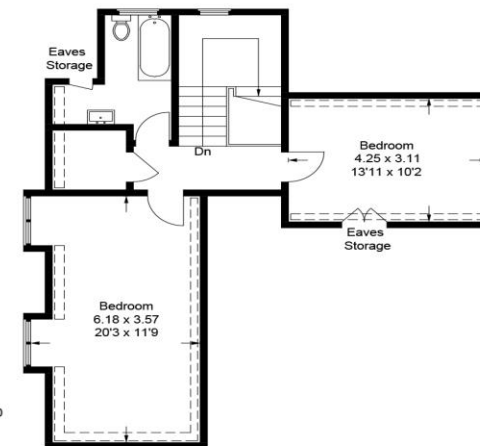




Ground Floor



First Floor



Second Floor

27 Ledborough Lane

Approximate Gross Internal Area
 Ground Floor = 116.9 sq m / 1,258 sq ft
 First Floor = 96.4 sq m / 1,038 sq ft
 Second Floor = 53.6 sq m / 577 sq ft
 Outbuildings = 23.9 sq m / 257 sq ft
 (Including Garage)
 Total = 290.8 sq m / 3,130 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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