



Orchard Green
Windsor End, Beaconsfield

TIM RUSS
& COMPANY



11 Orchard Green
Windsor End
Beaconsfield
Buckinghamshire HP9 2BF

An impressive four-bedroom,
contemporary style home, built in 2014
with delightful west facing garden in fine
gated close in the heart of the Old Town

Price **£1,300,000** Freehold



The Property

Orchard Green is a highly individual small no through road development of 3–5 bedroom homes of period styling designed to complement the surrounding conservation area and built as a small discerning community by Banner Homes in 2014.

Number 11 is the left-hand side of a spacious pair of four bedroom semi-detached homes built to Banner's excellent standard of specification and part of an alluring street scene perfectly placed at the heart of Beaconsfield Old Town.

On the ground floor there is an immediate and welcoming sense of arrival in the spacious entrance hall which has a cloakroom and storage cupboard. The hall leads to the principal rooms, including an elegant sitting room with bay window, a good-sized study and exceptionally well equipped and tiled kitchen/breakfast room with full integrated appliances and quartz worktops. French doors open to the west facing rear terrace and garden with its open outlook over fields beyond.

Upstairs the master bedroom with delightful outlook has built in wardrobes and an en suite shower room. There are three further bedrooms (two with wardrobes) served by a spacious family bathroom (jack & jill to the second bedroom) with independent shower.

The property features Villeroy & Boch porcelain sanitary ware and fully integrated kitchen appliances, LED ceiling lighting, gas central heating (underfloor on ground floor

and radiators to first floor) and wood framed sash style double glazing.

Outside

To the front there is parking for two vehicles and a further space in an undercover car port close at hand. To the rear there is a delightful west facing rear garden with patio and modest lawn with a variety of established plants/shrubs and open outlook over fields and lightly wooded copse. There is gated side access to the front and outside lighting.

Location

Located in the heart of the picturesque Old Town of Beaconsfield to the west of the churchyard and within an easy walk of the restaurants, public houses and boutique shops Orchard Green is a small gated close of discerning properties tucked away from main roads among a cluster of period buildings.

Approximately half a mile away is Beaconsfield New Town which offers an excellent range of shops including a Waitrose, Marks and Spencer Simply Food and Sainsburys as well as a range of restaurants, cafes and both 'high street' and specialist shops.

There is a library and mainline train station with services to London Marylebone (from approx. 25 minutes). The M40 (Junction 2) is located within 2 miles giving access to London, Heathrow and the motorway network.

In addition, the area is well served with leisure facilities including golf, tennis, squash, rugby, football and cricket clubs plus a selection of gyms and fitness centres.

Directions

From our office in Beaconsfield new town take Station Road towards the old town and at the main roundabout go straight across down Windsor End. Turn right into the main parking area at the end of the churchyard behind which is an open driveway and turn immediately left into Orchard Green where after passing beyond the electrically controlled gates, number 11 will be found on the right-hand side.

EPC Rating: C

Council Tax Band: G

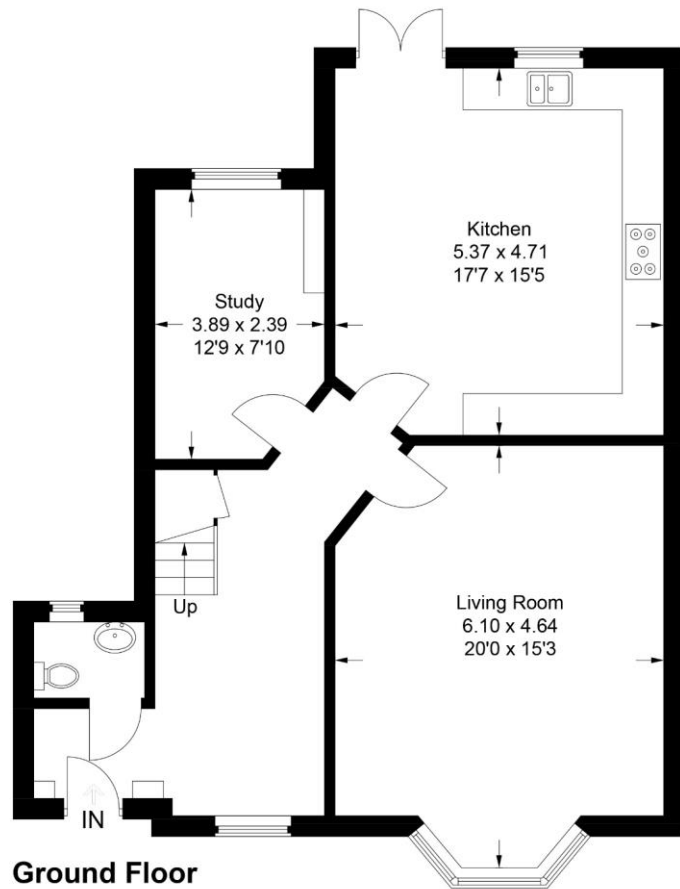
Viewings

Strictly by appointment only.

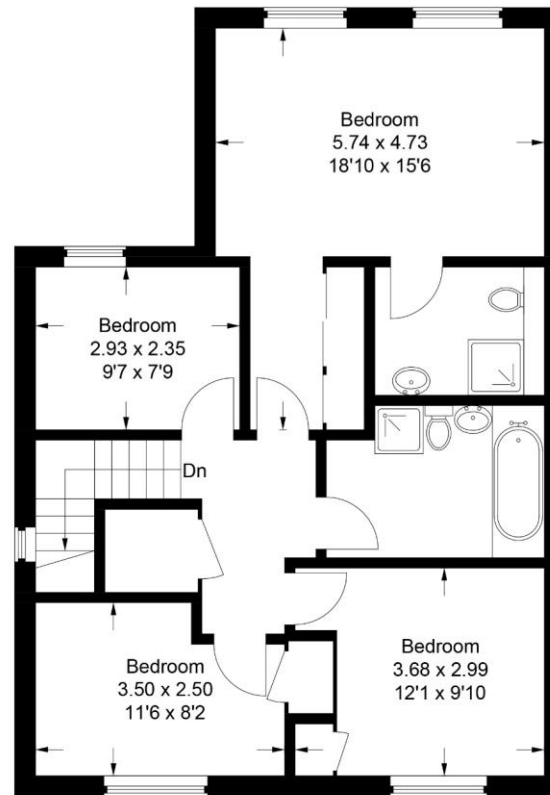
Solicitors/Mortgage Advice

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

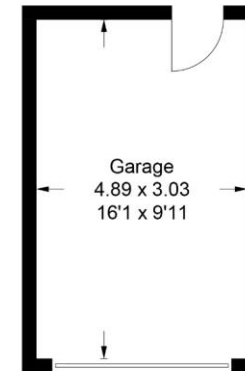




Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

11 Orchard Green

Approximate Gross Internal Area
 Ground Floor = 80.8 sq m / 870 sq ft
 First Floor = 70.4 sq m / 758 sq ft
 Garage = 14.9 sq m / 160 sq ft
 Total = 166.1 sq m / 1,788 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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