



Eghams Farm
Beaconsfield, Buckinghamshire

Eghams Farm, Forty Green Lane, Beaconsfield, Buckinghamshire, HP9 1XL



- APPROX ONE MILE FROM TOWN CENTRE & TRAIN STATION
- 16th CENTURY TUDOR ORIGINS WITH DISTINCTIVE BRICK & TIMBER ELEVATIONS AND JOINERY
- TRADITIONAL BEAMED RECEPTION ROOMS WITH FIREPLACES & VAULTED BEDROOMS
- SUPERBLY EQUIPPED KITCHEN & BATH/SHOWER FITTINGS ALL CONTEMPORARY
- MASTER BEDROOM SUITE & TWO FURTHER DOUBLE BEDROOMS OFF MINSTRELS LANDING
- DETACHED TWO BEDROOM COTTAGE IDEAL AS HOME OFFICE/ANCILLARY ACCOMODATION
- DELIGHTFUL LANDSCAPED GARDENS
- AMPLE GATED DRIVEWAY - DOUBLE GARAGE

A Grade II Listed detached three-bedroom home, recently fully refurbished, with separate two bedroom detached cottage in secluded grounds of circa half an acre.

£1,750,000 Freehold

TIM RUSS
& COMPANY

The Property

Eghams Farm is a unique opportunity to acquire an extended and beautifully restored detached period home alongside a detached single-story cottage in secluded half acre grounds on the northern edges of Beaconsfield in Knotty Green.

Main House

On the ground floor there is a wonderful sense of arrival in the airy reception hall with wood burning stove and turning staircase leading to a minstrels landing. There is a modern cloakroom and French doors leading to a courtyard garden. Off the hall is a treble aspect living room with gas wood burning stove and a dual aspect dining room, again with fireplace.

The dining room connects to a beautifully fitted kitchen/breakfast room with integrated appliances & quartz worktops with tiled flooring (under floor heating) running into the spacious utility room. There is also a study/playroom with shelving.

On the first floor, off the delightful minstrels landing, there are three lovely double bedrooms with wardrobe cupboards, including a modern Master suite with stylish shower room. The dual aspect bedrooms in the original dwelling feature lovely beamed vaulted ceilings. There is a modern bathroom with shower and a separate toilet.

Gas central heating (modern boiler) via radiators is provided. In keeping with the listing, secondary double glazing has been installed to the main part with sealed units in the extension. There is a water softener.



The Cottage

Ideal as ancillary accommodation or as a home office, the accommodation includes two bedrooms, a bathroom, and an open plan kitchen/breakfast/living room (fully equipped kitchen and gas central heating/double glazing. The gas boiler is two years old). The cottage has a single integral garage with electric up and over door.

Outside

The surrounding landscaped gardens are a stunning feature of Eghams Farm and include extensive shaped lawns, pathways, and patio/seating areas with a high degree of interest and seclusion provided by specimen plants, shrubbery, and established borders. There is a natural well, an irrigation system and a dew pond in the front garden. There is a large shingle driveway providing parking to the front of the main house and cottage as well as leading to the detached timber framed double garage.

Location

Knotty Green is a sought after setting approximately one mile from the New Town and yet just a stone's throw from open countryside and the oldest pub in England 'The Royal Standard' at Forty Green. 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.

The excellent Chiltern rail Line gives fast and reliable rail access to London Marylebone in approximately 25 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.

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 and turn left into Forty Green Road. Pass the cricket ground on the left-hand side and the property will be found as the next house after the left hand turning to Eghams Wood Road.

SatNav: HP9 1XL

EPC Rating - House N/A as Listed The Cottage D

Council Tax Band - House G The Cottage A

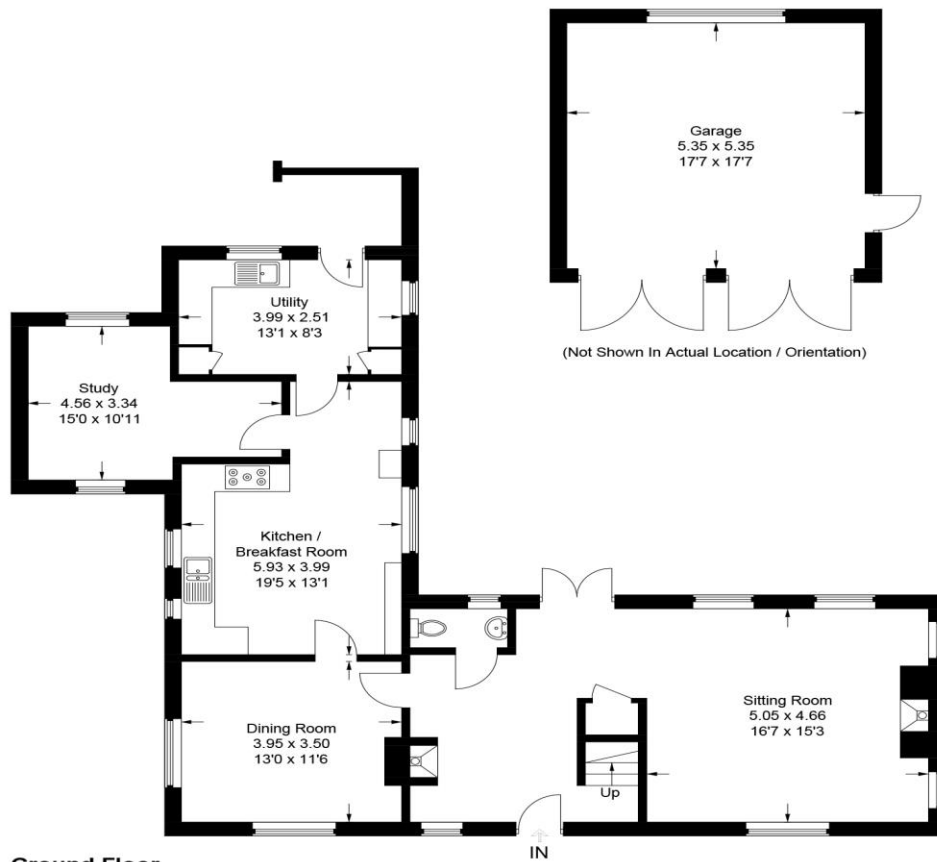
Viewings By appointment only on 01494 681122

Our Ref 23/8192

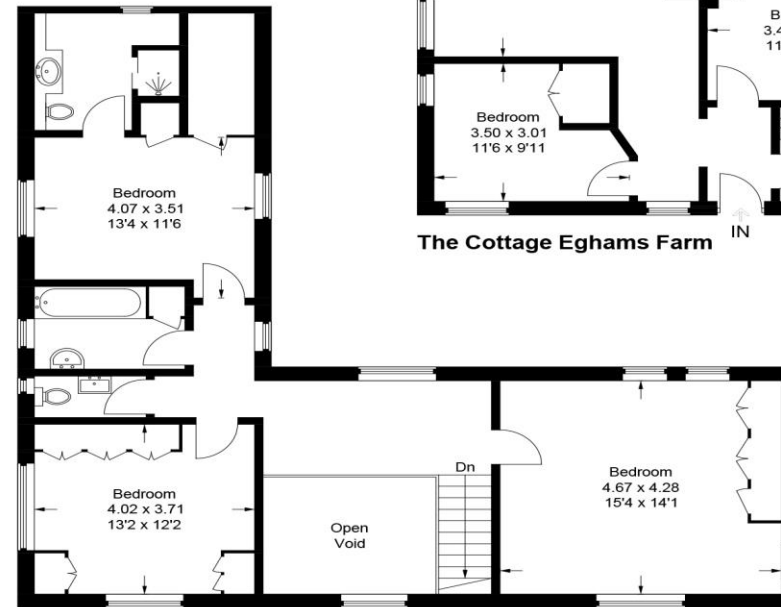




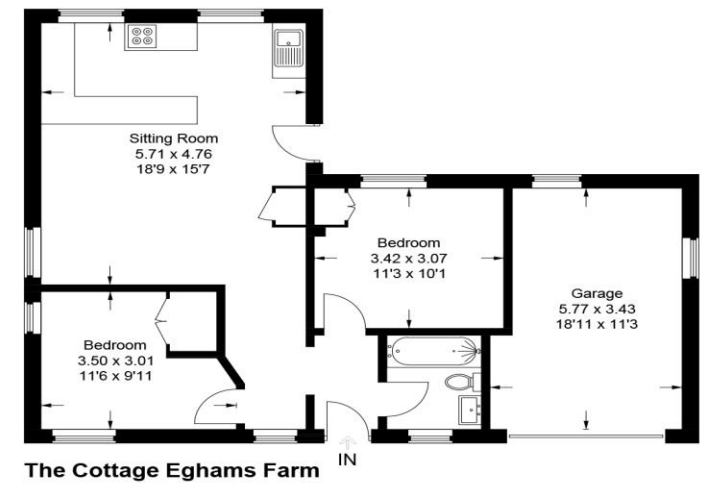




Ground Floor



First Floor



Eghams Farm Cottage

Approximate Gross Internal Area

Ground Floor = 102.1 sq m / 1,099 sq ft

First Floor = 85.3 sq m / 918 sq ft (Excluding Void)

The Cottage Eghams Farm = 77.7 sq m / 836 sq ft

Garage = 29.4 sq m / 316 sq ft

Total = 294.5 sq m / 3,169 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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