



Waterglades, Woodchester Park,
Knotty Green, Beaconsfield.

TIM RUSS
& COMPANY



1 Waterglades, Woodchester Park, Knotty Green Beaconsfield HP9 2RR

- Splendid three bedroom ground floor apartment
- Prestigious development with private terrace
- Views over stunning Japanese water gardens
- Recently improved by the current owners

Price £1,550,000 Share of Freehold



The Property

Waterglades is an imaginative development of just 16 apartments, built in the late 1980's just over a mile north of Beaconsfield New Town. The apartments have matured and sit in the most beautiful, meticulously maintained, communal gardens and landscaped grounds with the feature of a series of ponds in the style of Japanese water gardens. The apartments are set in a crescent, with clever screening and enjoy a south and westerly aspect over the gardens. Waterglades is accessed via two sets of electric gates with the front approach to the apartments being across a cascading moat.

Apartment 1 is a spacious, recently improved and well-designed three bedroom ground floor apartment with garage and parking and enjoying a secluded position overlooking the communal gardens.

The apartment is approached via a generous communal hallway with double entrance doors to its large private hallway (with video entry system) with cloaks cupboard, cloakroom and modern fitted utility with boiler room.

The splendid well-proportioned drawing room offers wonderful views over the communal gardens and wide patio doors open to a delightful paved terrace with outside lighting and awning. Steps with arches lead to a curved dining area with three windows overlooking the gardens. The dining area in turn links to a modern refitted kitchen/breakfast room with high quality integrated appliances, granite worktops and ceramic floor tiles.

There is an impressive master bedroom suite with dressing area and large and beautifully refitted en-suite bathroom. There are two further double bedrooms served by a modern shower room. The apartment features gas underfloor central heating and is offered in excellent condition throughout.

Outside

The communal grounds and fabulous gardens are an undoubted feature of Waterglades, beautifully landscaped with areas of lawn, several large ponds with water fall and bridges, together with a Japanese style pavilion. There is a wide variety of flowering shrubs and trees to complete the setting.

Location

The New Town, just over half a mile away, offers an excellent range of shops including a Waitrose, Sainsburys and a Marks & Spencer Simply Food plus a selection of restaurants and cafes. There is also a library and a main line train station with services to London (Marylebone, approximately 30 minutes) and close by is the Old Town which provides an excellent range of restaurants and pubs together with some specialist shops. The M40 motorway is just over 2 miles away, providing fast access to the M25, London and Oxford. The area is well served with excellent schools, both grammar and private and has a range of leisure and sporting venues including those for squash, tennis, cricket, rugby, football, golf and horse riding.

Viewings

Strictly by appointment only.

EPC Rating C

Council Tax Banding G

Remainder of a 999 year lease

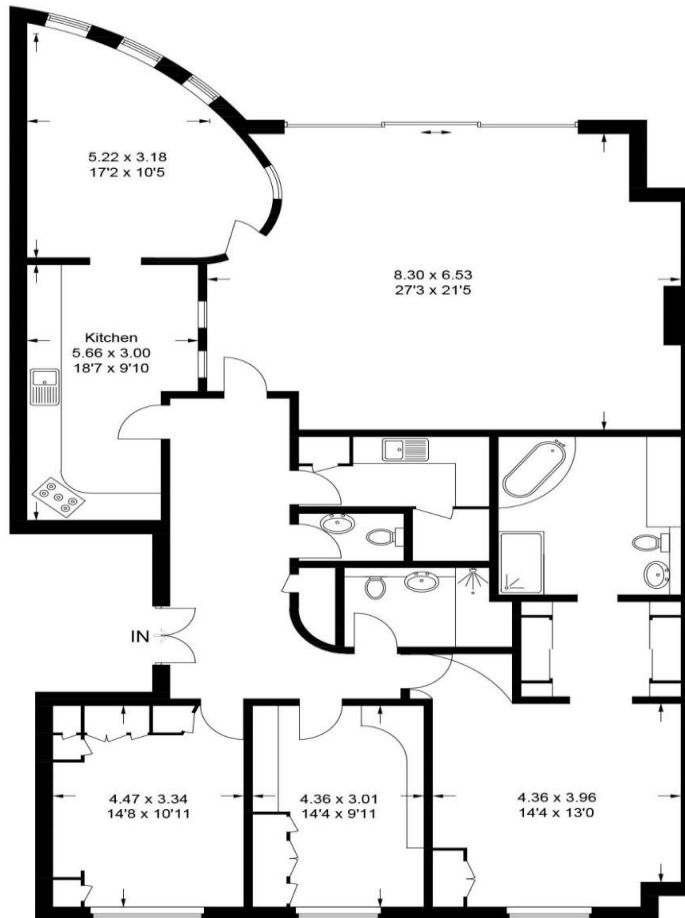
Service charge £8,950 per annum.

Solicitors/Mortgage Advice

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

Ref: 24/8212





1 Waterglades

Approximate Gross Internal Area
190 sq m / 2,045 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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