



Ledborough Lane
Beaconsfield, Buckinghamshire

TIM RUSS
& COMPANY



35 Ledborough Lane Beaconsfield Buckinghamshire HP9 2DB

- BESPOKE EWARDIAN DETACHED HOME
- ADAPTED TO THREE BEDROOMS WITH THREE EN SUITES
- LOVELY LARGE KITCHEN/FAMILY ROOM
- LARGE LANDSCAPED REAR GARDEN

Guide Price £1,850,000 Freehold



The Property

An immaculate Edwardian detached home adapted from its original five bedroom lay out to a wonderful new design with three-bedroom suites including an impressive Master bedroom suite with walk-in dressing room and beautiful large bathroom.

On the ground floor a large bright hallway with turning balustrade staircase gives a great sense of arrival and leads to the principal rooms including an elegant sitting room and dining room (both with fireplaces) and magnificent kitchen/breakfast/family room with walk in larder and utility and French doors to the garden terrace. There is delightful study/garden room off the sitting room also accessing the garden terrace.

On the first floor there is a beautiful bright balustrade landing with skylight leading to three delightful bedroom suites. The 17'7 Master Bedroom overlooks the gardens and has a walk-in dressing room and fantastic bathroom. The two further bedrooms have en suite shower rooms and fitted wardrobes.

The property features gas underfloor heating and sash style double glazing to enhance the original character. The ground floor features attractive wood laminate flooring throughout..

Outside

The property is approached via a spacious in and out driveway enabling parking for several cars and leading to a single garage which gives rear access to the garden.

The impressive landscaped rear garden extends to approximately 120ft with a large sheltered patio leading to level lawn with a host of mature shrubs and plants including climbers providing colour and seclusion. There is a shingle terrace to the rear of the garden.

Location

Ledborough Lane is within level walking distance from the town centre of Beaconsfield, which offers a good range of shopping facilities including Waitrose and Sainsburys supermarkets, together with numerous cafes and restaurants. The main line train station has services to London Marylebone (25 minutes approximately).

Beaconsfield Old Town has a fine selection of restaurants and public houses with the M40 (Junction 2) being only a short drive away. South Bucks is well known for its excellent schooling, both private and state, and the retention of the grammar school system.

Directions

From our office proceed across the railway bridge and over the Waitrose roundabout and turn second right into Ledborough Lane. After passing Sandelswood End on the left-hand side number 35 Ledborough Lane will be found as the fifth property on the left hand side.

Viewings

Strictly by appointment only.

E.P.C Rating D Council Tax Banding G

Ref: 23/8174





35 Ledborough Lane

Approximate Gross Internal Area
 Ground Floor = 130.2 sq m / 1,401 sq ft
 First Floor = 94.6 sq m / 1,018 sq ft
 Garage = 19.1 sq m / 205 sq ft
 Total = 243.9 sq m / 2,624 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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