



**Holtspur Top Lane**  
Beaconsfield, Buckinghamshire

**TIM RUSS**  
& COMPANY



115 Holtspur Top Lane  
Beaconsfield  
Buckinghamshire,  
HP9 1DT

With glorious farmland views, a highly individual three/four bedroom detached home offering updated accommodation over three floors with the benefit of large gardens in this convenient edge of town setting. Easy drive to junction 3 M40

Price     **£1,100,000**     Freehold



## The Property

A highly individual detached property of split level design proving that looks can be deceiving with its 'bungalow' frontage belying its three-storey accommodation that the owners have updated in impressive fashion. The magnificent country outlook to the rear provides a huge wow factor with lovely landscape views across the large westerly facing rear garden.

On the ground floor, a welcoming hall gives access either side to two double bedrooms served by a modern bathroom with separate shower.

The hall turns right into a spacious dining area with step up to an impressive dual aspect living room with log burner and stunning views across the garden to the fields beyond.

To the left of the hall there is a 24ft wide modern kitchen/breakfast room with a full range of white units with ample worktops (including breakfast bar) and integrated appliances. The room affords access to the loft bedroom, the garage (which houses the modern gas boiler) and the garden.

Stairs lead down from the rear of the hall to the lower ground floor where there is an attractive family room/bedroom four with French doors to a garden deck. There is also a modern fitted shower room.



On the first floor there is a large bedroom with wonderful views over farmland.

## Outside

The large rear garden is in excess of 100 ft and an excellent feature of the property being mostly laid to sloping lawn with good sized terraced area and decking. The boundaries include hedging, established trees and fencing and there is a stone pathway leading to a gate at the bottom of the garden. The property backs onto open farmland enabling wonderful countryside views.

The front driveway is laid almost entirely to tarmac and shingle driveway for parking for up to four vehicles.

## Location

The property is located adjacent to the Holtspur Bank local nature reserve which comprises chalk grassland and ancient woodland. It is also walking distance to a range of local shops (including a café) for day-to-day needs and Holtspur Primary School just across the road.

Beaconsfield New Town and train station (services to London Marylebone from 23 minutes approx.) is just over a mile away and offers more comprehensive shopping facilities including Waitrose, Sainsburys and Marks & Spencer Simply



Food, plus a selection of cafes, bars and restaurants.

Access to the M40 can be gained at Junction 2 from beyond the Old Town or nearby Junction 3 at Loudwater.

## Directions

From the town centre turn into Gregories Road, which then winds round into Holtspur Top Lane and Number 115 will be found on the right-hand side.

## Solicitors/Mortgage Advice

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

## Viewings

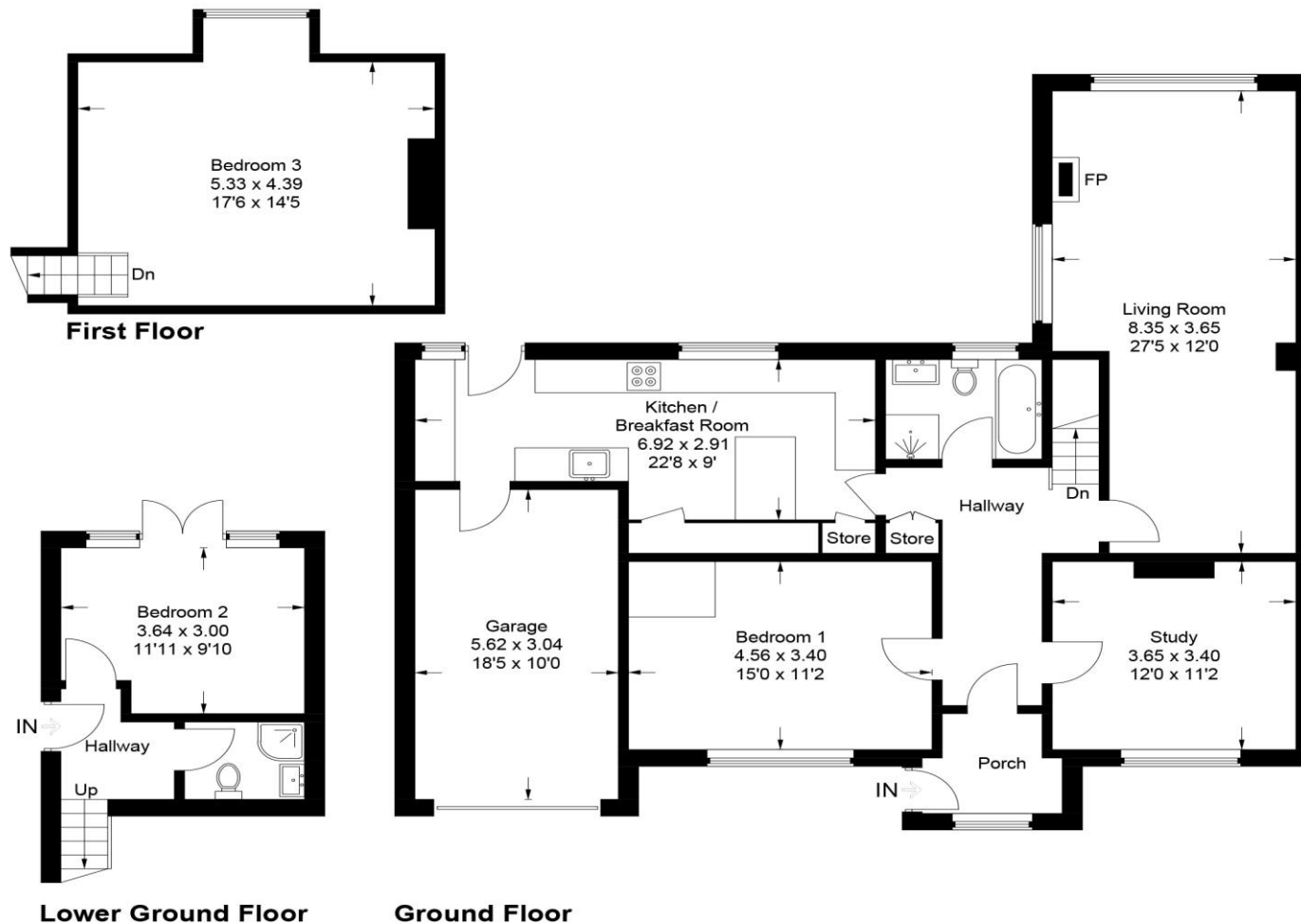
Strictly by appointment only on 01494 681122.

**EPC Rating** TBA

**Council Tax Banding** F

Ref: 24/





Lower Ground Floor

Ground Floor

## 115 Holtspur Top Lane, Beaconsfield, HP9 1DT

Approximate Gross Internal Area  
 Lower Ground Floor = 17.9 sq m / 193 sq ft  
 Ground Floor = 116.2 sq m / 1251 sq ft  
 First Floor = 25.4 sq m / 273 sq ft  
 Total = 159.5 sq m / 1,717 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.

© CJ Property Marketing Ltd Produced for Tim Russ & Company



6 Burkes Court, Burkes Road, Beaconsfield HP9 1NZ

T: 01494 681122

E: beaconsfield@timruss.co.uk

[www.timruss.co.uk](http://www.timruss.co.uk)

**TIM RUSS**  
 & COMPANY

Tim Russ & Company for themselves and for the Vendors or Lessors of this property whose agents they are give notice that: (1) The particulars and floor plans are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Tim Russ & Company has any authority to make or give any representation or warranty whatever in relation to this property. (4) They do not hold themselves responsible for any expense incurred in viewing the same or any liability in respect of abortive journeys. Terms quoted are subject to contract. Floor Plan copyright of Tim Russ & Company.