



## Dower Close

Beaconsfield, Buckinghamshire

**TIM RUSS**  
& COMPANY

# Wood End House, 11 Dower Close, Knotty Green, Beaconsfield, Buckinghamshire, HP9 1XZ



- APPROX ONE MILE FROM TOWN CENTRE & TRAIN STATION
- IMPOSING SEVEN BEDROOM DETACHED FAMILY HOME OVER THREE FLOORS INCLUDING EXCELLENT LOFT CONVERSION
- FOUR ATTRACTIVE RECEPTION ROOMS INCLUDING 26FT SITTING ROOM
- 'HUB OF THE HOME' KITCHEN BREAKFAST ROOM OVERLOOKING THE GARDEN
- FIVE BATH/SHOWER ROOMS (THREE EN SUITES) AND GENEROUS UTILITY ROOM
- GOOD SIZED ESTABLISHED GARDENS
- AMPLE DRIVEWAY - DOUBLE GARAGE

A handsome seven-bedroom detached family home of 3553 square foot accommodation in popular edge of town setting in Knotty Green.

Price

**£2,175,000**

Freehold

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## The Property

Wood End House is a substantial detached property built in the 1990's in a traditional style and subsequently extended to create a versatile family home over three floors including seven bedrooms, five bathrooms and four reception rooms.

On the ground floor the porch opens to a welcoming hall with cloaks storage and cloakroom. There is a 25ft front to back living room with fireplace and French doors to the garden. The attractive dining room with bay window overlooks the garden.

There is a generous sized snug/television room and spacious study, both overlooking the front and an impressive large kitchen/breakfast room with integrated appliances and underfloor heating at the heart of the house with doors opening nicely onto the garden terrace. There is a spacious modern utility room.

On the first floor, off the spacious landing, there is a generous sized Master bedroom suite with dressing area and modern bathroom with separate shower, a guest suite with shower room, three further attractive bedrooms and an impressive family bathroom.

A staircase leads to the second-floor landing which accesses two further large airy bedrooms served by a well fitted en suite and modern bathroom. The top floor would make a wonderful teenagers/au pair's pad.

The property presents well throughout. Gas central heating (modern boiler) via radiators is provided. Sash double glazed windows to the front aspect enhance the

traditional appeal. There is a water softener.

## Outside

The front garden mainly features a large, shaped block paved driveway with lawn and hedgerow on the boundaries. There is a detached double garage with electrically operated door and eaves storage. G

Gated side access leads to the good-sized secluded rear garden which is mainly lawned with a wide paved terrace in two principal areas. There are a variety of shrubs and floral beds with established trees on the rear boundary. Garden shed.

## Location

Knotty Green is a sought-after leafy 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 Beaconsfield 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. 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 Dower Close will be found on the left hand side. Turn right in the close and Wood End House will be found as number 11, being the first house on the right.

**SatNav: HP9 1XL**

**EPC Rating c**

**Council Tax Band H**


**Viewings** By appointment only on 01494 681122

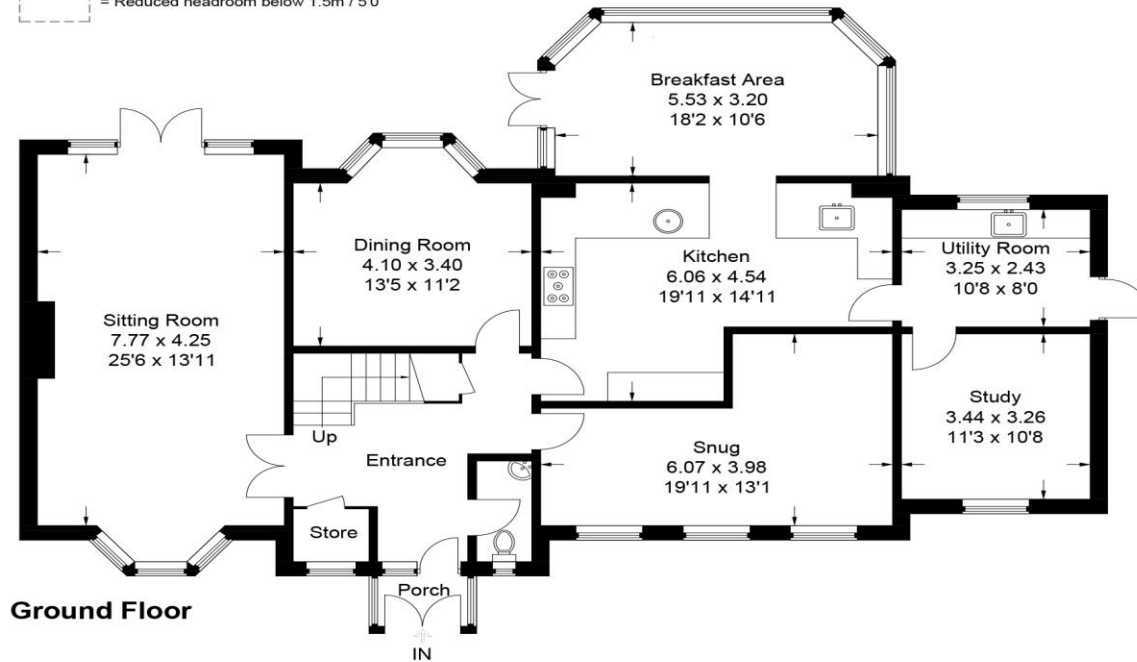
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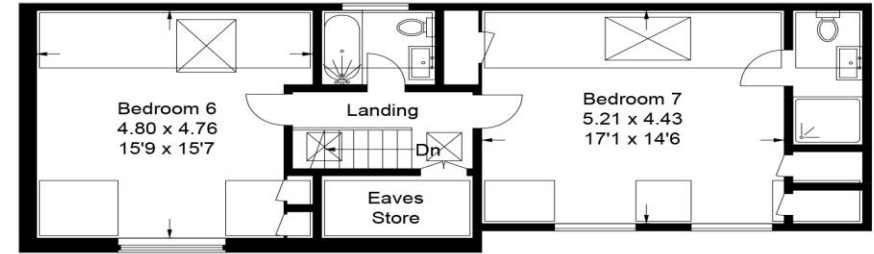




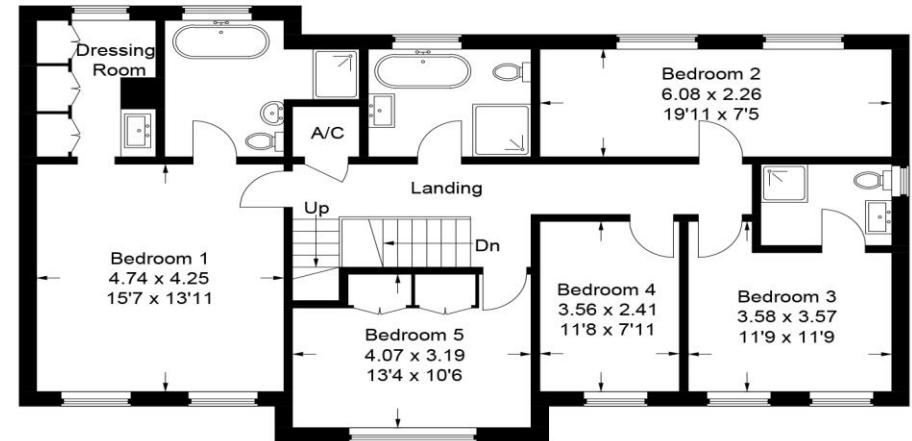
 = Reduced headroom below 1.5m / 5'0



Ground Floor



Second Floor



First Floor

## 11 Dower Close, Beaconsfield, HP9 1XZ

Approximate Gross Internal Area  
 Ground Floor = 154.1 sq m / 1659 sq ft  
 First Floor = 110.7 sq m / 1191 sq ft  
 Second Floor = 65.4 sq m / 703 sq ft  
 Total = 330.2 sq m / 3553 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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