



**Woodchester Park**  
Knotty Green, Beaconsfield

**TIM RUSS**  
& COMPANY

# 14 Woodchester Park, Knotty Green, Beaconsfield, Buckinghamshire, HP9 2TU



- IMPRESSIVE SIX BEDROOM DETACHED FAMILY HOME
- POPULAR SETTING ON LEAFY EDGES OF KNOTTY GREEN
- BEAUTIFULLY FITTED KITCHEN BREAKFAST ROOM OPENING TO DINING ROOM
- VERSATILE ACCOMMODATION OVER THREE FLOORS
- POTENTIAL FOR FURTHER ENLARGEMENT SUBJECT TO PLANNING
- DELIGHTFUL SECLUDED GARDENS AND DOUBLE GARAGE
- LOCATED IN KNOTTY GREEN NEAR LOCAL PARK & OPEN CHILTERN COUNTRYSIDE

An exceptional six-bedroom detached family home with lovely west facing rear garden in established setting in Knotty Green.

Price

**£1,595,000**

Freehold

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## The Property

14 Woodchester Park occupies a spacious corner plot in this prestigious development near to Knotty Green cricket pitch, Penn Parish playground and close to the beautiful Chiltern countryside. The well known 'oldest inn in England' The Royal Standard is within walking distance. This attractively presented detached family home has six bedrooms and has proved ideal for working from home given its excellent mobile, internet and wi-fi connection. Beaconsfield rail station is a mile away with a fast connection into London Marylebone station taking 23 minutes.

On the ground floor there is a welcoming entrance hall giving access to the four principal reception rooms which include a front to back living room which opens to the family room, a front aspect study and lovely dining room which is accessible from the hall and kitchen. The latter has very recently been beautifully fitted with contemporary units, integrated appliances and light stone worktops. There is an adjoining utility.

On the first floor the bright landing has a lovely balcony feature and accesses four bedrooms including a most impressive master bedroom suite with dressing room and spacious bathroom. There is a second well fitted family bathroom.



On the second floor there are two bedrooms (one of which is 22'3 x 15'6), a further bathroom and living room which links to the smaller bedroom. This floor could be a wonderful internal flat or teenagers' pad and has proved ideal as a multipurpose area facilitating working from home.

## Outside

The southwest facing rear garden is a special feature of the house being of generous size and mainly laid to lawn with excellent seclusion provided by a backdrop of mature trees and a host of established shrubs on the rear boundary that backs onto the Penn Road. There is a good-sized paved patio accessed from the living room and gated access to both sides of the house.

To the front of the house there is driveway parking for several cars leading to the double garage which has a door into the rear garden. There is shaped lawn and hedgerow and attractive shrubs & plants.

## Location

Beaconsfield New Town offers an excellent range of shops for day-to-day needs including Waitrose, Sainsbury's and a Marks & Spencer Simply Food, plus a selection of cafes and restaurants. The main



line train station serves London Marylebone (25 minutes approximately).

Beaconsfield Old Town has many restaurants and public houses. The M40 (Junction 2) is a short drive away giving access to London, Oxford, Birmingham and the M25 network.

The area is well known for its excellent schooling and the retention of the grammar school system. Private schools available in Beaconsfield include Davenies for boys and High March for girls.

The county is well served with sporting facilities including numerous golf, rugby and cricket clubs and leisure facilities.

## Directions

From our office in the New Town take the Penn Road for just under 1 mile, the entrance to Woodchester Park is on your right, just past The Lion of Beaconsfield pub.

## Viewings

Strictly by appointment only.

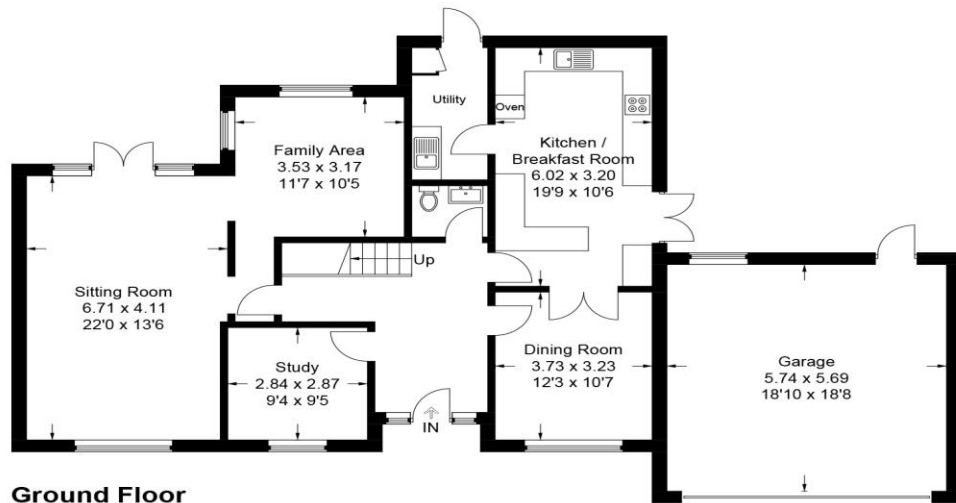
**EPC Rating C Council Tax Band. G**

Our Ref ; 24/

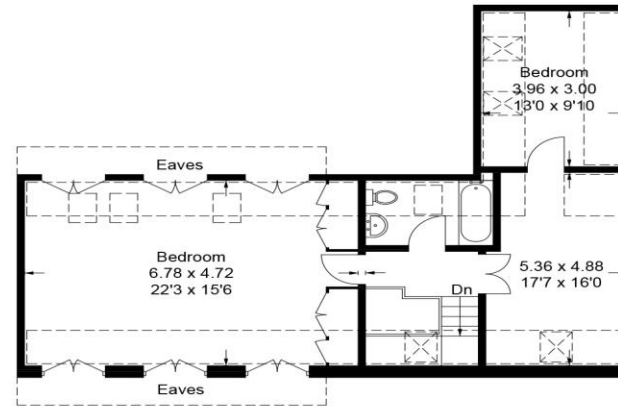




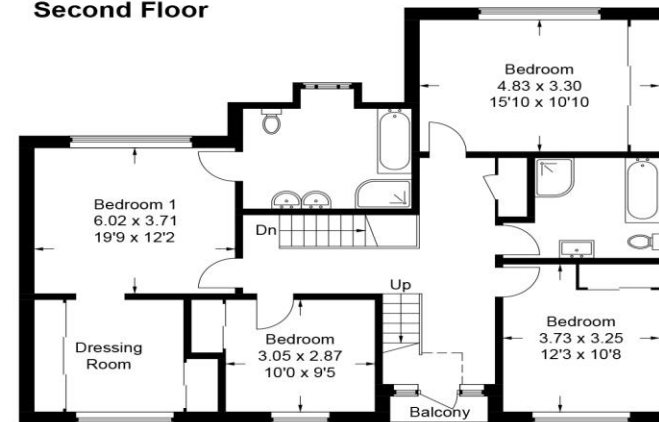




**Ground Floor**



**Second Floor**



**First Floor**

## 14 Woodchester Park

Approximate Gross Internal Area  
 Ground Floor = 107.4 sq m / 1,156 sq ft  
 First Floor = 103.8 sq m / 1,117 sq ft  
 Second Floor = 71.3 sq m / 767 sq ft  
 Garage = 32.9 sq m / 354 sq ft  
 Total = 315.4 sq m / 3,394 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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