



St Francis Cottage
10 Stratton Road, Beaconsfield

TIM RUSS
& COMPANY



St Francis Cottage
10 Stratton Road, Beaconsfield
Buckinghamshire HP9 1HS

Redevelopment opportunity

Premier road in Golden Triangle

Historic lapsed planning

In all, grounds approaching 1 acre

£1,850,000



A unique opportunity to acquire a detached property which has tremendous scope to re-develop or extend, subject to the usual planning consents, set in delightful gardens and grounds approaching 1 acre situated in an extremely sought after residential road within the Golden Triangle in Beaconsfield close to the New Town and station.

REDEVELOPMENT OPPORTUNITY

Planning permission was granted to provide two plots, however expired in 1975.

St Francis Cottage in fact has one of the longest road frontages in Stratton Road measuring approximately 200ft on the bottom boundary.

It should be noted that some of the neighbouring properties in Stratton Road have been redeveloped in the past 20 years and have created substantial 10,000 sq ft plus family houses. Some having values well in excess of £5,000,000, and therefore St Francis Cottage offers a great opportunity to build and design a magnificent new residence, subject to planning.

THE EXISTING PROPERTY

Ground floor: dining hall, cloakroom, sitting room, kitchen. First floor: with two bedrooms, bathroom. Outside: long gravel driveway with detached single garage, gardens and grounds in all about 1 acre, lawn with mature borders and lightly wooded area.

THE LOCATION

Beaconsfield New Town offers an excellent range of shops for day to day needs including Waitrose, Marks and Spencer Simply Food and Sainsburys supermarket together with a good selection of restaurants and cafes, and a mainline station serving London Marylebone (fast train now about 23 minutes). The area is renowned for its schooling both state and private. The historic Old Town offers a good choice of restaurants, public houses and a busy market on Tuesdays, a monthly farmers market and numerous retail outlets. Junction 2 of the M40 is within a short drive giving access to the M25, Heathrow airport, London, Oxford and Birmingham.

DIRECTIONS

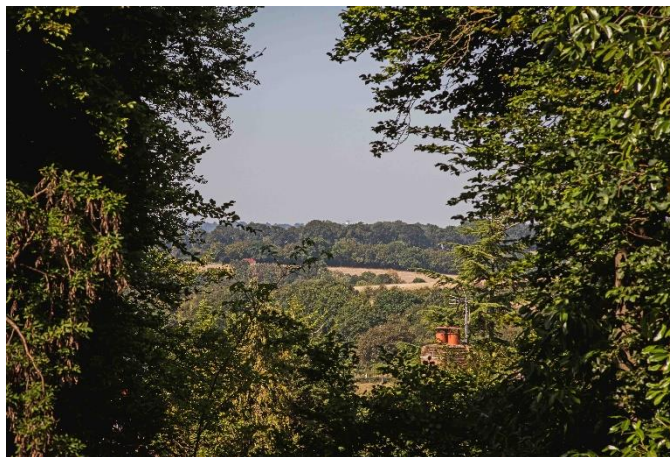
From the offices of The Frost Partnership in Beaconsfield proceed away from the railway bridge and take the first turning right into Gregories Road. Continue along Gregories Road for about 800 metres and turn left into Cambridge Road. After a short distance turn right into Stratton Road and the property will be found after a short distance on the right hand side.

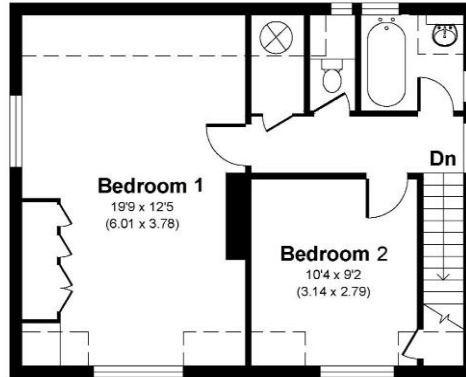
VIEWINGS

Strictly by appointment only.

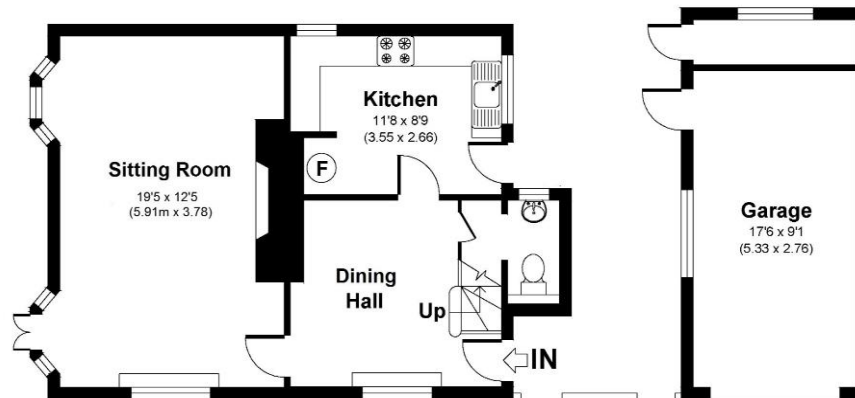
Solicitors/Mortgage Advice

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





First Floor



Ground Floor

St Francis Cottage, HP9

APPROXIMATE GROSS INTERNAL AREA 1382 SQ FT / 107.12 SQ M INC. GARAGE

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