



## Woodchester Park, Knotty Green

Beaconsfield

Guide Price £2,695,000





## 9 Woodchester Park

Knotty Green, Beaconsfield

Exceptional newly built 6-bed detached residence in Knotty Green by Landmark Group. Modern family living, open plan kitchen/family room, 3 receptions, 4 en-suite bedrooms, double garage, large lawn & patio garden. Luxury, comfort, & versatility epitomised.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Built By Renowned Local Developer Landmark Group
- Prime Location
- Spacious and Modern Design
- Open Plan Living
- Ample Parking and Double Garage

An exceptional newly built detached residence, crafted to an impeccable standard by Landmark Group, situated in the highly desirable village of Knotty Green.

Designed with modern family living in mind, this newly built six-bedroom home offers exceptional space and style throughout.





The heart of the home is a superb open plan kitchen/breakfast/family room, featuring bi-folding doors that open onto the rear garden. This space is equipped with integrated appliances, a breakfast bar, and an adjoining utility room, making it ideal for family life and entertaining. Additional ground floor highlights include three reception rooms: a home study overlooking the garden, a living room with a feature fireplace and patio doors to the garden, and a formal dining room with a charming box bay window to the front. A spacious entrance hall with storage and a guest cloakroom completes the ground floor.

Upstairs, the first floor boasts four generously sized bedrooms. The principal bedroom offers a double aspect view of the front and rear, complete with an en suite bathroom and a separate dressing room. The remaining three bedrooms all feature en suite facilities. The second floor offers flexible accommodation, with two additional bedrooms and a main bathroom, perfect for use as a games room, guest suite, or Au Pair quarters.

This property is the epitome of contemporary family living, combining luxury, comfort, and versatility.

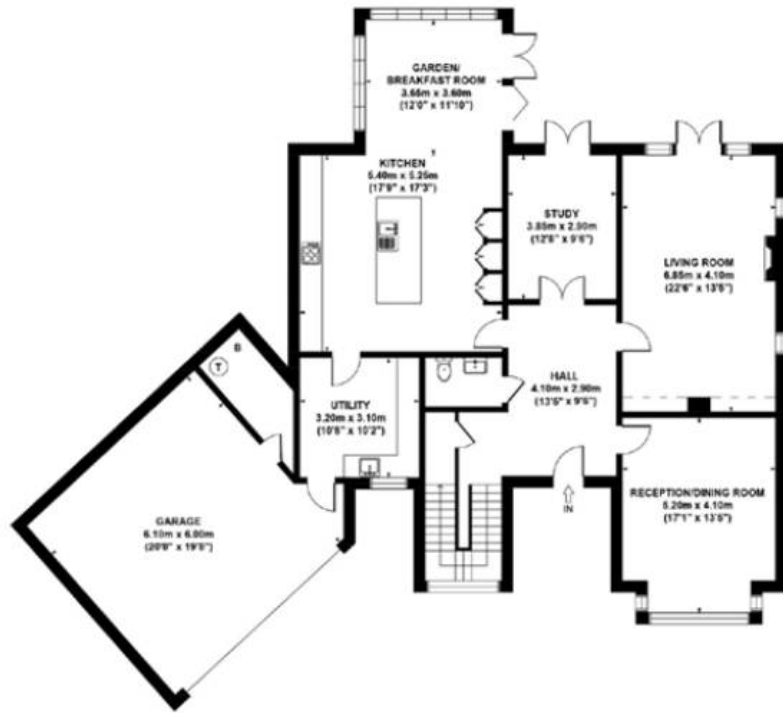
A spacious driveway offers ample off-street parking and leads to the double garage. Side access guides you to the rear garden, which features a large lawn and a wrap-around patio terrace, perfect for summer entertaining. The garden is enclosed with fencing and enhanced by newly planted trees and shrubs.



Beaconsfield New Town offers a great range of shops for daily needs, including Waitrose, Sainsbury's, and Marks and Spencer's Simply Food. Beaconsfield Old Town, dating back to the thirteenth century, features fine Georgian buildings, local convenience and independent retail stores, various restaurants and pubs, a weekly market on Tuesdays, and a monthly farmers' market on Saturdays. Larger towns like High Wycombe, Windsor, and Reading are easily accessible via the M4 or M40 motorways.

Buckinghamshire is renowned for its excellent schools, including grammar schools like Beaconsfield High School for girls and the Royal Grammar School & John Hampden for boys in High Wycombe. Local independent preparatory schools include Davenies and High March in Beaconsfield, Caldicott in Burnham, The Beacon in Amersham, and Pipers Corner in Great Kingshill.

The station offers train services to London in as little as 23 minutes. The M40 (J2) is only 2.8 miles away, providing easy access to London, Oxford, Birmingham, Heathrow, and the M25. Gerrards Cross is 5.9 miles away, High Wycombe is 6.2 miles away, Windsor is 11.4 miles away, Heathrow (T5) is 16 miles away, and central London (Baker Street) is 25 miles away. All distances and times are approximate and correct at the time of writing.



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 185 SQ M



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 162 SQ M



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 80 SQ M

**9 WOODCHESTER PARK, KNOTTY GREEN, HP9 2TU**  
**APPROX. GROSS INTERNAL FLOOR AREA 436 SQ M / 4693 SQ FT**  
FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE



## Domus Partners

Rear of 55, Packhorse Road, Gerrards Cross – SL9 8PE

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