

Mynchen Road, Beaconsfield, Buckinghamshire



A beautifully renovated five bedroom family home with superb open plan living in Beaconsfield.

Summary of accommodation

Ground Floor - Hallway | Living room | Study | Snug/playroom | Dining area
Kitchen | Utility room | Workshop/gym

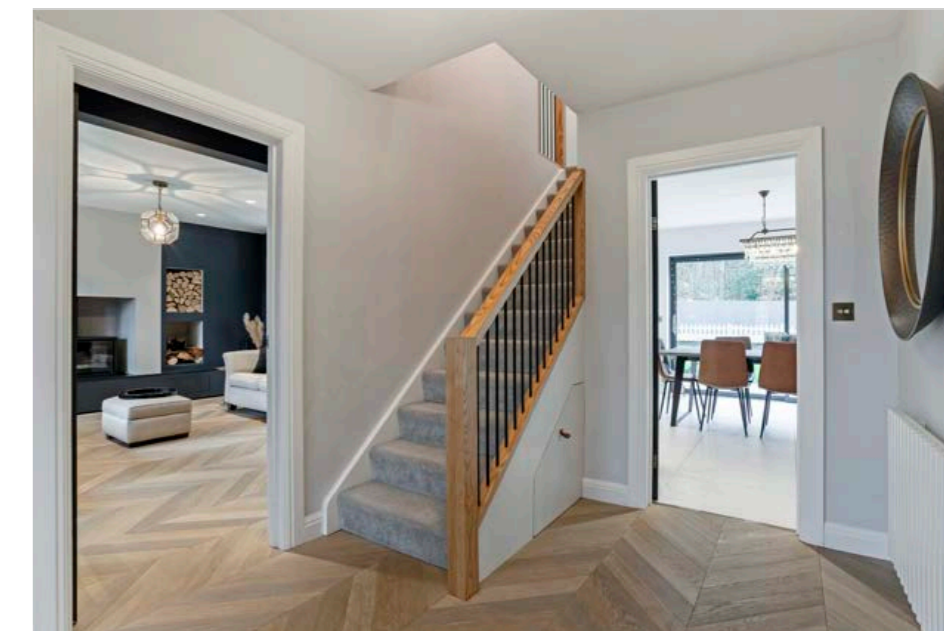
First Floor - Principal bedroom with two en suite dressing rooms and bathroom
Further en suite bedroom | Three further bedrooms | Shower room | Bathroom

Garden and grounds - Ample parking | Garden | Patio | Heated swimming pool

In all approximately 0.18 acres

Distances

Beaconsfield New Town 1.1 miles, London Marylebone 26 minutes, M40 J2 2.9 miles, Gerrards Cross 5.8 miles, Amersham 5.9 miles, Central London 27.6 miles, Heathrow Airport 15.7 miles. (All distances and times are approximate).



Location

This detached family home is situated in a tucked away residential area at the end of a quiet cul-de-sac in Beaconsfield's sought after New Town. With direct access and views over Woodlands, it is an ideal location for those who enjoy countryside walks. The New Town has a wide range of boutique shops, a great selection of restaurants and a large Waitrose and Sainsbury's, alongside the train station with direct services into London Marylebone, ideal for those who commute. Beaconsfield is a popular choice for families, offering excellent schooling in both the state and private sectors.

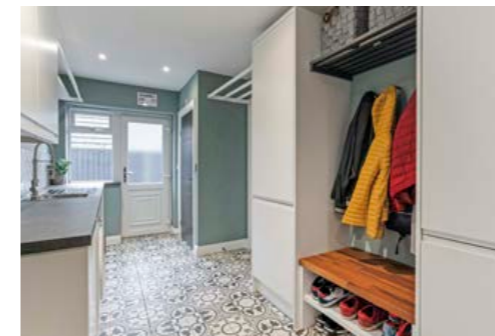
Mynchen Road

This home has been extensively and beautifully renovated by its current owners offering substantial accommodation over two floors and an expansive floorplan. It offers a wonderful open plan living space to the rear as well as flexible additional reception rooms, well thought through for a modern family.

With a tasteful, modern internal specification, this home is ready to move into with plenty of space, ideal to raise or gather a family. As you enter this home you are greeted by a spacious hallway leading to the main reception rooms, the hallway sets the tone of the light filled interiors throughout.

The open plan kitchen/dining room to the rear of the home is expansive and impressive, ideal for entertaining. The contemporary kitchen is equipped with a wealth of high-end fitted appliances and a large feature island with ample room for more casual dining. With three sets of sliding doors to the rear, these provide direct access and views over the garden and swimming pool. The additional reception space is exceptional, well laid out and offers a nice flow between the rooms, the formal lounge is complete with a log burner for a cosy night in.

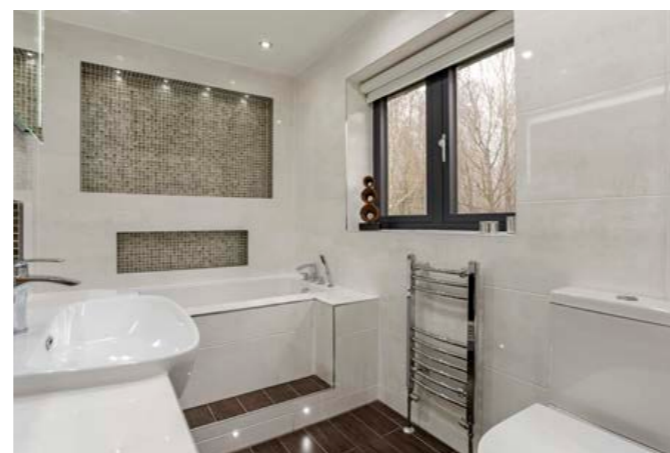
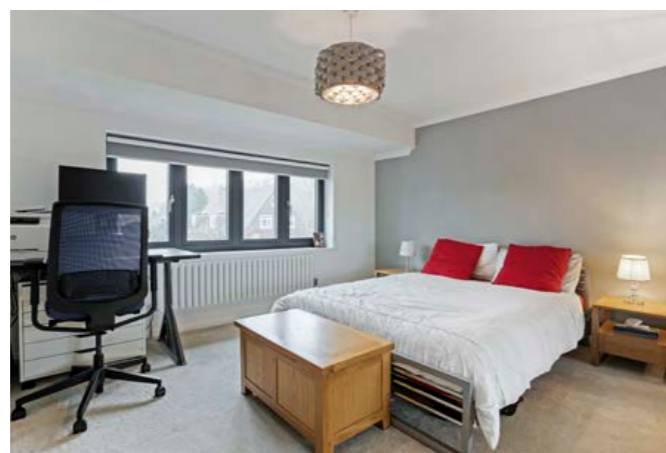
There are two further reception rooms, one currently a playroom and one a home office, one of the many benefits of this home is the flexible living accommodation which can be tailored to your individual families' needs. There is an incredible boot/utility room, complete with ample storage and access to the outside also with internal access into what was the garage, currently set up as a gym. The ground floor is complete, with a WC off the hallway as you enter this home.





To the first floor, there are five bedrooms and four bathrooms, a perfect balance for a family home. The principal suite is impressive, it spans the length of the house with two dressing rooms and an incredible vaulted ceiling with a window frame creating a picturesque view overlooking the garden and Woodland. Each dressing room is fitted with comprehensive units and lighting and the en suite has a luxury finish. There are four further double bedrooms, one of which has an en suite shower room, ideal for guests to stay. Each bedroom and bathroom is of generous proportions with a contemporary finish.

The home has many modern benefits such as ceiling speakers, water softener, gas-fired underfloor heating to much of the ground floor which can be controlled in zones.



Garden and Grounds

The rear garden has a patio which runs the width of the property, and the space has been designed for both outdoor entertaining and dining. The pool is heated with a newly fitted air source heat pump and filtration system. An incredible feature beyond the garden is the view of the expansive Woodland beyond with a gate providing direct access. The garden itself is lined with shrubs and bordered with a fence to all sides. There is also a gated side entrance to the front, power outside, lighting and hot and cold water taps.

To the front, there is a spacious driveway providing ample parking for multiple vehicles.

Property Information

Guide Price: £1,795,000.

Tenure: Freehold.

Services: Mains water, electricity, gas & drainage.

Local Authority & Council Tax Band: Buckinghamshire Council. Band G.

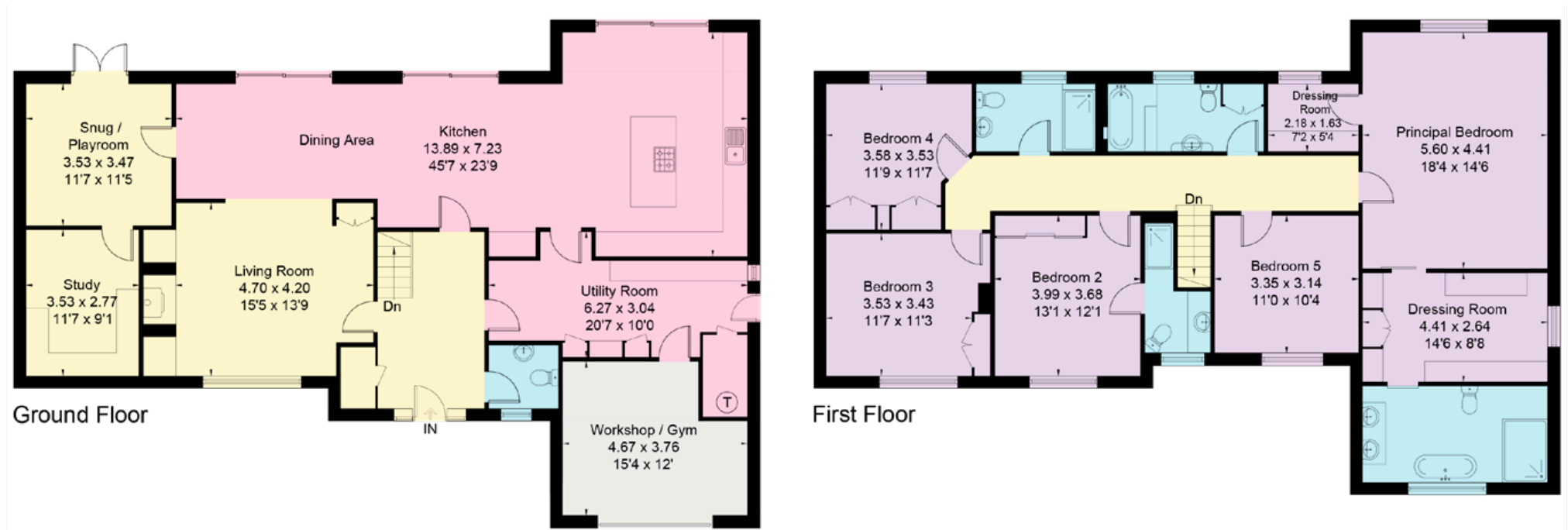
Postcode: HP9 2BA.

Approximate Gross Internal Floor Area

Main House: 274.7 sq m / 2,957 sq ft

Workshop / Gym: 15.1 sq m / 162 sq ft

Total: 289.8 sq m / 3,119 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Beaconsfield

20-24 Gregories Road

Beaconsfield

HP9 1HQ

knightfrank.co.uk

I would be delighted to tell you more

James Townsend

01494 689273

james.townsend@knightfrank.com

Henne Patel

01494 689263

henne.patel@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value.

Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5.

To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2024. Photographs and videos dated February 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.