

# Horseshoe Meadow

Littleworth Common, Burnham, Buckinghamshire





## A versatile family home with separate annexe set within lovely gardens and woodland on the edge of Burnham Beeches.

Beaconsfield 3½ miles, Gerrards Cross 7 miles, M40 (J2) 2 miles, M4 (J7) 3½ miles, London Heathrow 17 miles, Central London 25 miles.  
(Distances are approximate).



### Summary of accommodation

Entrance porch | Reception hall | Sitting room | Dining room | Family room | Kitchen | Utility rear hall | Ground floor bedroom and shower room

Principal bedroom with dressing room and en suite bathroom | Two further bedrooms | Family bathroom | Large eaves storage

### Annexe

Sitting room | Kitchen area | Shower room | First floor bedroom

### Garden and Grounds

Electrically operated wooden gates | Driveway | Garden | Terrace | Woodland

Garage | Car port | Summer house | Shed | Potting shed

**In all about 2.34 acres**



## Situation

Horseshoe Meadow is in a wonderful, secluded setting on a quiet lane in Burnham Beeches. There are excellent communications to central London and Oxford with regular rail connections to London (Paddington) from Burnham and to London (Marylebone) from Beaconsfield or Gerrards Cross. The recently opened Elizabeth Line runs from Burnham or Taplow giving easy access to the City. The M40 is within easy driving distance, whilst access to the M4 is available at junction 7, also giving access to the M25 and Heathrow Airport.

Everyday amenities can be found at Burnham, whilst more comprehensive shopping facilities are available in Beaconsfield, Gerrards Cross, Maidenhead and Windsor. The unspoilt position in green belt, on the edge of the conserved mature beech and mixed conifer woodland, offers many scenic walks, cycle and bridle paths. Buckinghamshire is renowned for its choice and standards of schooling and the area is well served with schools for children of all ages, both state and private.



## Horseshoe Meadow

Horseshoe Meadow is a lovely and versatile family home offering extensive accommodation as shown on the enclosed floor plans. The main house and annexe are designed to give each of the reception rooms and the kitchen southerly views over the gardens and grounds.

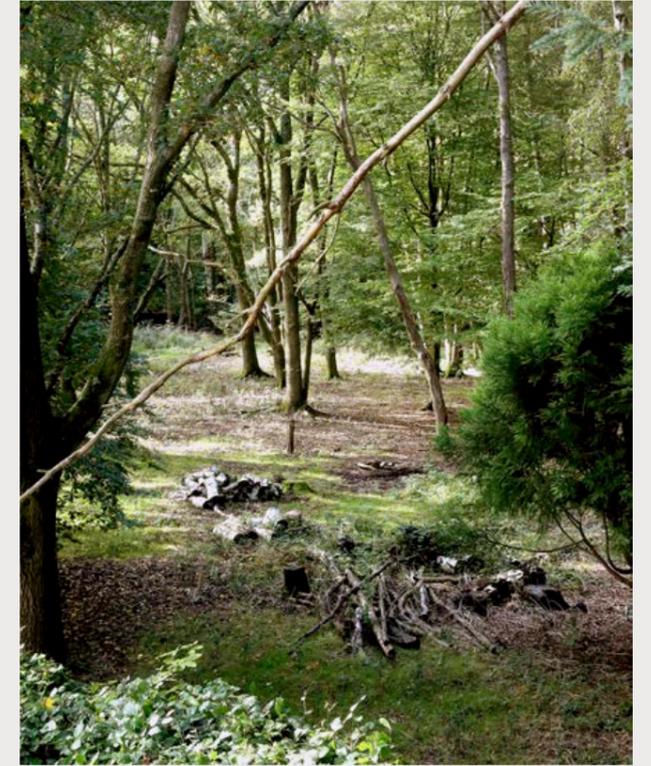
From the generous reception hall there is access to the dining room and sitting room, with its wonderfully high ceilings and bifold doors opening to the terrace and gardens beyond. Beyond the well fitted kitchen is a utility room and family room. There is one bedroom with an associated shower room on the ground floor, with the principal bedroom with en suite, two more bedrooms and the family bathroom on the first floor.

Beyond the main house is a very useful annexe with open plan sitting room and kitchen area, along with a shower room on the ground floor and double bedroom above.





Annexe



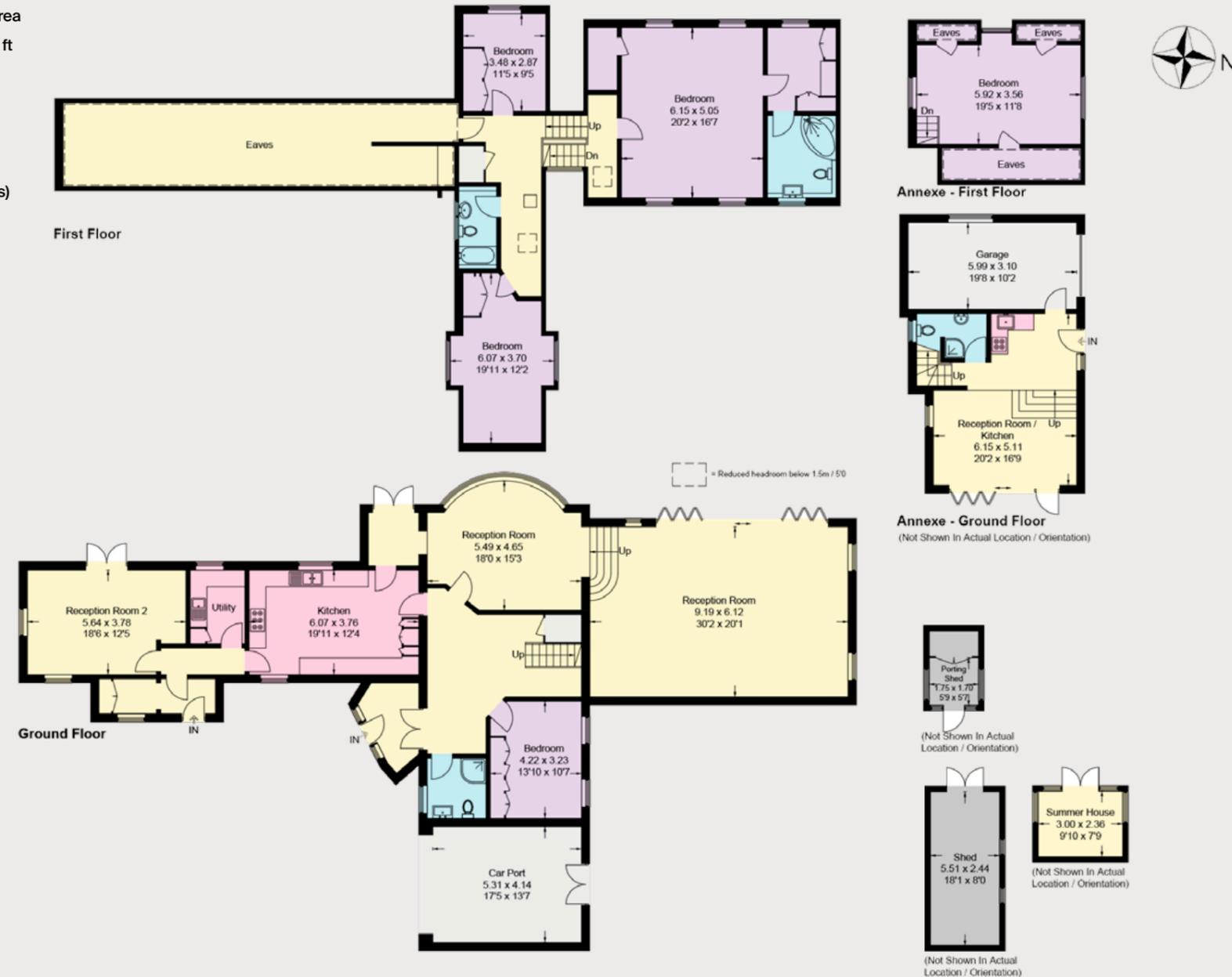
## Outside

Approached from the lane through electrically operated wooden gates, a driveway leads to the front of the house, the car port and annex with garage beyond. The gardens and grounds lay predominantly to the south and west of the property.

Immediately adjacent to and running the full width of the house is a large, paved terrace with shrub borders and mature yew hedges. Beyond, are the extensive lawns bordered by mature trees and hedging. There is also a delightful area of woodland, with hidden clearings and play areas with numerous outbuildings.

## FLOORPLANS

Approximate Gross Internal Floor Area  
 Ground Floor: 193.2 sq m / 2,080 sq ft  
 First Floor: 145.5 sq m / 1,566 sq ft  
 Annexe: 84.3 sq m / 907 sq ft  
 Outbuildings: 25.2 sq m / 271 sq ft  
 Total: 448.2 sq m / 4,824 sq ft  
 (Excluding Car Port/ Including Eaves)



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.

## PROPERTY INFORMATION

### Property Information

#### Services:

Mains water and electricity, private drainage, LPG gas for main house, LPG gas canisters/underfloor heating for annexe and full fibre broadband.

#### Tenure:

Freehold.

#### Local Authority:

Buckinghamshire Council.

#### Council Tax:

Band H.

#### EPC:

Band D (rating 64).

#### Postcode:

SL1 8QE.

#### what3words:

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#### Viewings:

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.





**Bucks & Herts**  
St Mary's Court  
Amersham  
HP7 0UT

**William Furniss**  
01494 675368  
william.furniss@knightfrank.com

**Max Warby**  
01494 689263  
max.warby@knightfrank.com

**knightfrank.co.uk**

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.

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