



## OLD ASHMEAD

Denham, Buckinghamshire, UB9 5BB





## A HANDSOME VILLAGE HOME OF OVER 4,750 SQ.FT, OVERLOOKING OPEN FIELDS IN A CONSERVATION AREA.

Old Ashmead is a super and extensive family home dating back to 1912. Recently extended and modernised, the home offers versatile living and entertaining space to the ground floor, with five bedroom suites and a study/bedroom six across the first and second floors.



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EPC

D (68)

Local authority: Buckinghamshire Council

Council Tax Band: H

Services: Mains water, electricity, drainage and gas central heating

Tenure: Freehold

What3Words: ///outfit.wizard.ropes



## LOCATION

Old Ashmead is situated in a quiet lane, just a short distance from the centre of Denham Village, in a conservation area- offering swift access by road and rail to both London and Heathrow Airport. Denham train station provides a fast Chiltern Railways link to London Marylebone, with the Metropolitan Line underground link to Baker Street available at Uxbridge, approximately 2½ miles away.

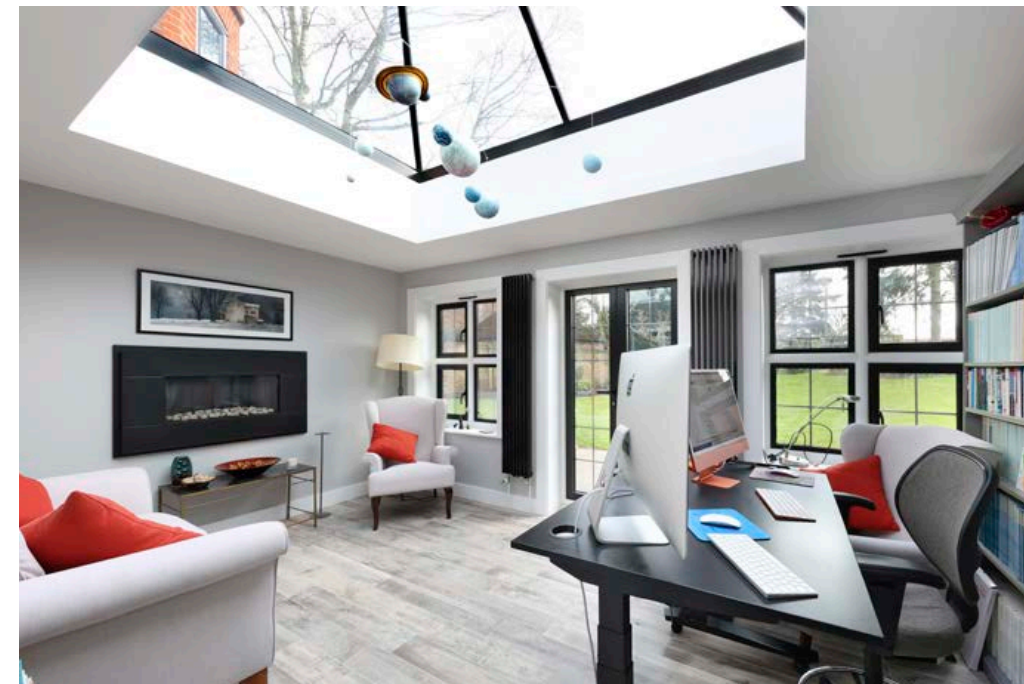
Denham Village retains the character and history of a bygone age, with its small village green being flanked by an eclectic range of period cottages and grand houses dating back, it is believed, as far as the 13th century. The village benefits from a picturesque 15th century church, infant school, well-regarded public houses and a restaurant. The surrounding area offers numerous recreational past-times, including the Buckinghamshire Golf Club and the forest of Burnham Beeches.

Buckinghamshire is renowned for its standard of education and the area well served with state and independent schools for children of all ages.

Gerrards Cross 3 miles (London Marylebone 19 minutes)  
Beaconsfield 9 miles (London Marylebone 24 minutes)  
(Distances and times are approximate)





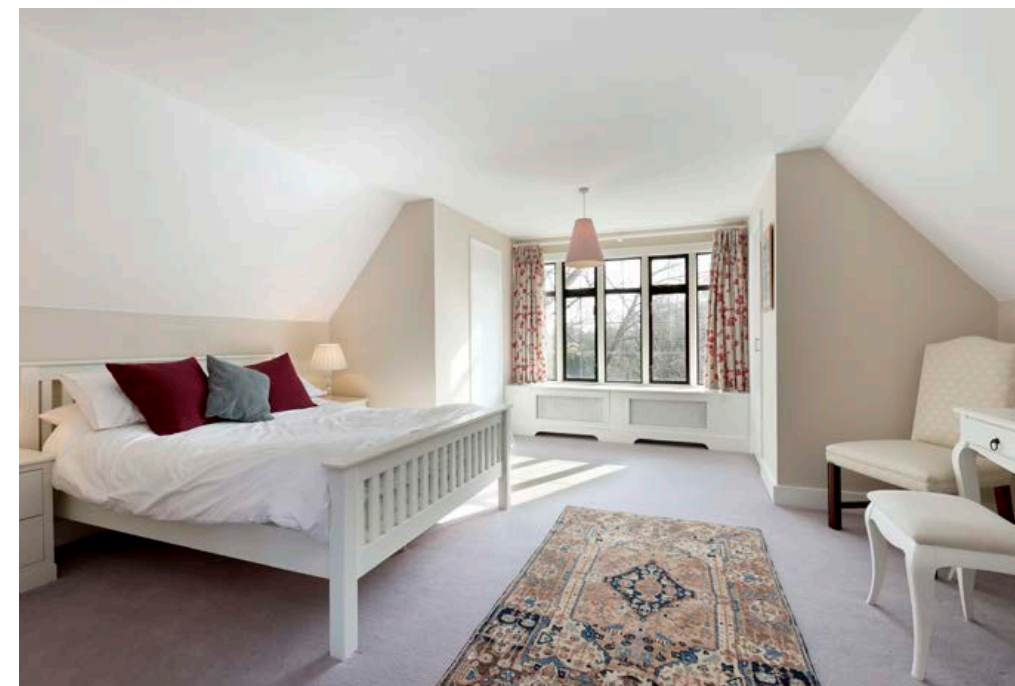
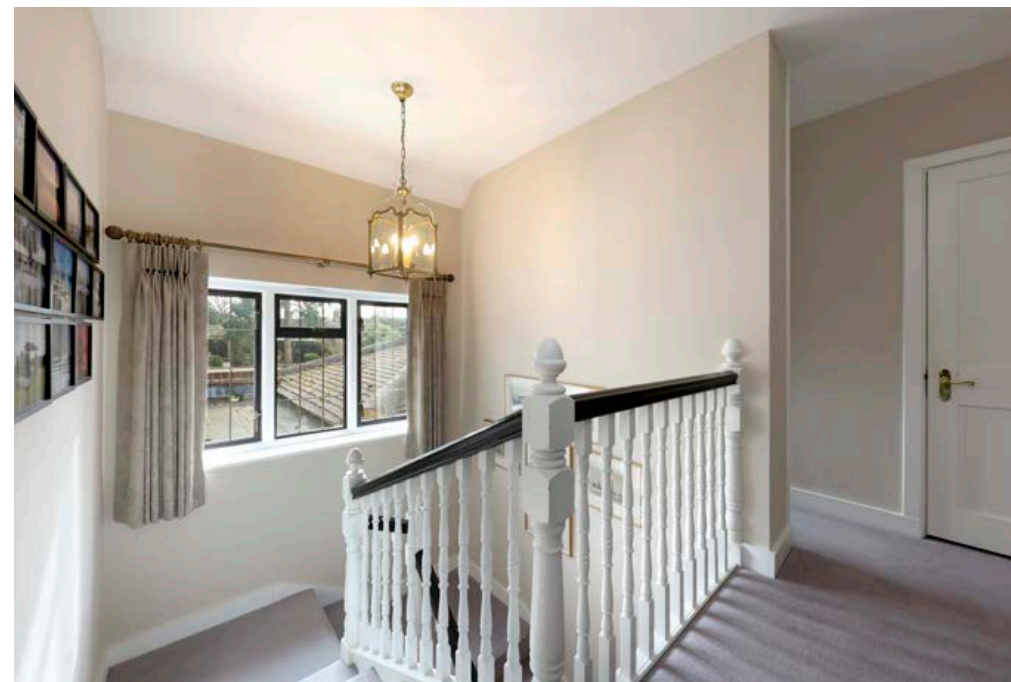


## OLD ASHMEAD

Old Ashmead is a very well presented and proportioned family home, extending to over 4,750 sq. ft across three floors, the layout is as shown on the enclosed floorplan. On the ground floor the generous reception hall gives access to the impressive wood panelled drawing room, the large dining room, living room, orangery/study, TV room and stunning kitchen/breakfast room with a large ceiling lantern and doors opening to the rear garden. There is also a fitted utility room and cloakroom.

The main bedroom has a large bay window with views over the rear gardens, a large study/dressing room and bathroom, three further bedroom suites, each with its own bathroom and a night cloakroom on the first floor, and a fifth suite of bedroom and bathroom on the second floor.









## GARDENS & GROUNDS

Old Ashmead is approached from the lane across a driveway, screened by mature hedging and providing parking for several vehicles; leading to the front of the house and to both the double garage, with store over, and the separate single garage. There is gated access around one side of the house to the gardens at the rear, as well as doors opening from the orangery and kitchen/breakfast room. Beyond the terrace, the gardens are level and lawned with numerous specimen trees, floral beds and borders.



Approximate Gross Internal Area  
Ground Floor= 231.3 sq m / 2,490 sq ft  
First Floor = 167.9 sq m / 1,807 sq ft  
Second Floor = 44.6 sq m / 480 sq ft  
Outbuildings = 91.3 sq m / 983 sq ft  
Total = 535.1 sq m / 5,760 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. (ID767266)



We would be delighted  
to tell you more.

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