

Burley House, Beaconsfield

HP9 IEW







A new home on Burkes Road, built by Luna Property Developments.



Burley House is an outstanding newly built home situated on Burkes Road in Beaconsfield. Recently completed by Luna Property Development Limited, the house offers flexible accommodation arranged over three floors.





Burley House

Burley House is an individually designed new home constructed by Luna Property Developments Ltd, offering flexible family living space arranged over three floors. The house has been finished to an exceptional specification with underfloor heating to all floors, air conditioning to the principal rooms, CCTV, Rako lighting system with iPad controls and Control 4 automation and air source heat pump providing low cost heating throughout.

Accessed via a grand reception hall, to the right is the triple aspect drawing room with feature fireplace. The formal dining room lies to the rear of the house and has doors to two sides giving access to the rear terrace. The stunning kitchen/family room is the heart of this home, with floor-to-ceiling doors leading to the garden. The well-equipped kitchen offers bespoke handmade and hand carved units with integrated Sub Zero and Wolf appliances with a large stepped central island. Off the kitchen is a snug and a fully fitted utility room with Miele appliances and heated drying cupboard. There is also a study, a gym with separate shower room and a downstairs cloakroom.

To the first floor the stunning master bedroom suite overlooks the rear garden, with the en suite bathroom having Villeroy and Boch sanitary ware. The dressing room is fully fitted and runs the whole length of the suite. There are three further bedroom suites on the first floor.

To the second floor are bedrooms five and six, both en suite, a walk-in closet and a large laundry room/kitchen with Miele appliances. The cinema room has a 60" 4k screen, speakers, soundbar and blackout blinds.

Outside

Burley House is accessed via electronically operated wrought iron gates leading to a paved driveway with parking for a number of cars and the double garage. There is access via secondary gates to the annexe/au-pairs suite with kitchenette, living room/bedroom with storage and en suite bathroom.

To the rear of the house is a large sun terrace leading onto a large lawned area. There are mature fruit trees and the whole is enclosed on all sides by hedging and trees. In all the whole plot is just over 0.51 of an acre.





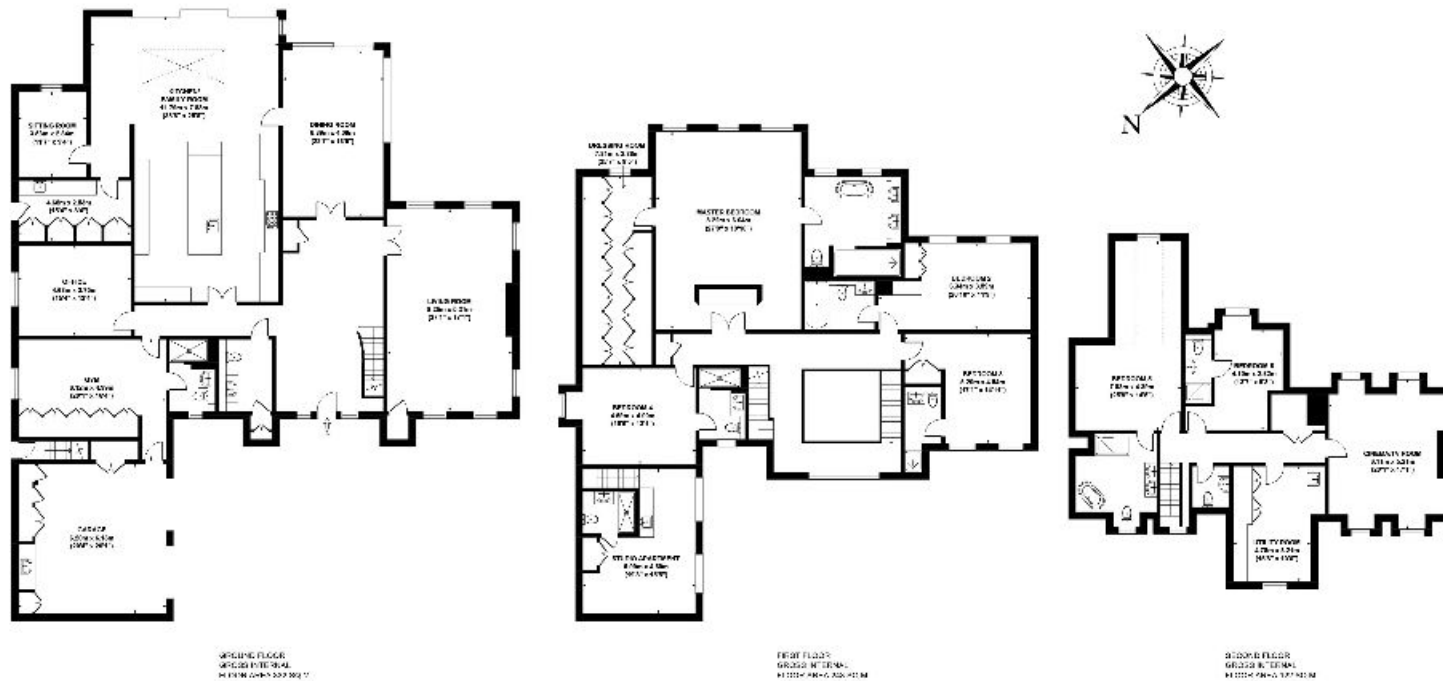
Location

Burley House is located on Burkes Road, within walking distance of the town center, which offers an array of boutique shops, restaurants and pubs. There is fast access to London Marylebone via the Chiltern Line (23 minutes) and access to the M40 at junction 2. The area is renowned for its excellent schooling, both state and independent.

Directions (HP9 IEW)

Exit the M40 (J2) and follow the A355 towards Beaconsfield. At the roundabout bear left onto the A40, proceed straight over the mini-roundabout and over the large roundabout, continuing on the A40 for 0.9 miles before turning right onto Burkes Road. Burley House will be found after 0.2 miles on the right hand side.





BURLEY HOUSE, 87 BURKE'S ROAD
APPROX. GROSS INTERNAL FLOOR AREA 697 SQ M / 7502 SQ FT
 FLOOR PLAN IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

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