

# Wisteria House

Beaconsfield, Buckinghamshire











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## Beaconsfield, Buckinghamshire

Beaconsfield 0.7 miles (London Marylebone 23 mins, M40 J2), Amersham 5 miles (London Metropolitan Line),  
Gerrards Cross 5 miles, M25 (J16) 7.5 miles, London Heathrow 15 miles, Central London 26 miles.  
(Distances and times are approximate).

Wisteria House is a stunning family home built over a century ago and recently remodelled. Sitting away from the road in an acre of beautiful gardens and bordered on one side by private woodland, this exquisite house is an oasis of tranquility in one of the country's most desirable roads.

### Accommodation and amenities

Reception hall | Drawing room | Family room | Kitchen/breakfast room | Library | Orangery | Utility room | Cloakroom

Principal bedroom with dressing room and bathroom

3 further first floor bedrooms with en suite bath/shower rooms

2 second floor bedrooms | Family bathroom | Study

Triple garage with excellent gym/annexe over

Secluded detached garden office | Thatched summer house

Outstanding landscaped gardens

**In all about 1 acre**

### Beaconsfield

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Beaconsfield, HP9 1HQ

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[knightfrank.co.uk](http://knightfrank.co.uk)

### Country Department

55 Baker Street  
London, W1U 8AN

Tel: +44 20 7861 1114  
edward.welton@knightfrank.com





## Situation

Wisteria House is located within 0.7 miles of the railway station in the popular commuter town of Beaconsfield. The town has a wide range of boutique shops, a good selection of restaurants and a large Waitrose and Sainsbury's.

The town is particularly well served for communication links, with the journey to London Marylebone taking approximately 23 minutes on the Chiltern Line. For the motorist, junction 2 of the M40 is about 2 miles away, giving wider access to the national motorway network.

Buckinghamshire is renowned for its schooling and still retains the Grammar School system, including the Royal Grammar School and Wycombe High, in High Wycombe and Beaconsfield High School in Beaconsfield. Preparatory schools available in Beaconsfield include Davenies for boys and High March for girls.

The county is well served for sporting facilities, including rugby, golf and cricket clubs and the Cliveden Spa, just south of Beaconsfield.







## Wisteria House

Wisteria House pre-dates the First World War and was occupied for a time by Norman William Gurvey, of the Gurney family, landowners in the Chalfont's, Beaconsfield, Penn and Gerrards Cross areas. The family later established the Gurney Trust, which owns an acre of private woodland adjacent to Wisteria House.

The house is a fine example of a period family home, offering beautifully presented and well-planned luxurious accommodation over 3 floors. Sitting in the middle of a generous, mature plot adjacent to woodland, the house has been carefully extended and refurbished to an exacting standard.

The grand entrance hall with atrium above leads to the principal reception rooms and French doors which open to the rear terrace. The wonderful kitchen/breakfast room has a central island and is fitted with a range of bespoke painted tulip and Oak units with quartz and oak work surfaces, with a

range of built-in appliances. The kitchen adjoins the library which has a feature stone fireplace and leads to the orangery with dual aspect French doors leading to the terrace.

The drawing room and family rooms are accessed from the reception hall and both offer French doors to the delightful front gardens.

A central staircase leads to the 2 upper floors with a fabulous picture window with views over the rear gardens. Many of the bedrooms feature individual detail including raised ceilings and Juliet balconies; those on the first floor also have fitted wardrobes and en suite bath/shower rooms. The principal bedroom has a Juliet balcony and is dual aspect, with a large dressing room and en suite bathroom.

The second floor offers a versatile accommodation and currently comprises 2 bedrooms, linked by a study area and there is a family bathroom.







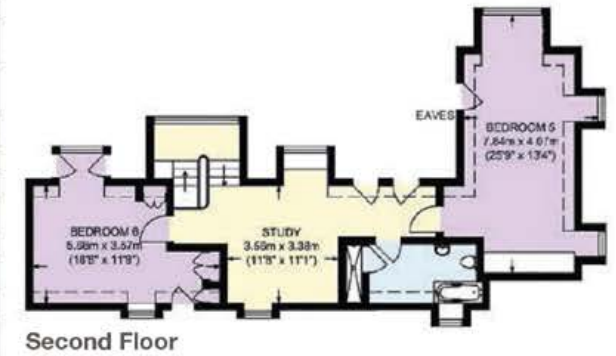
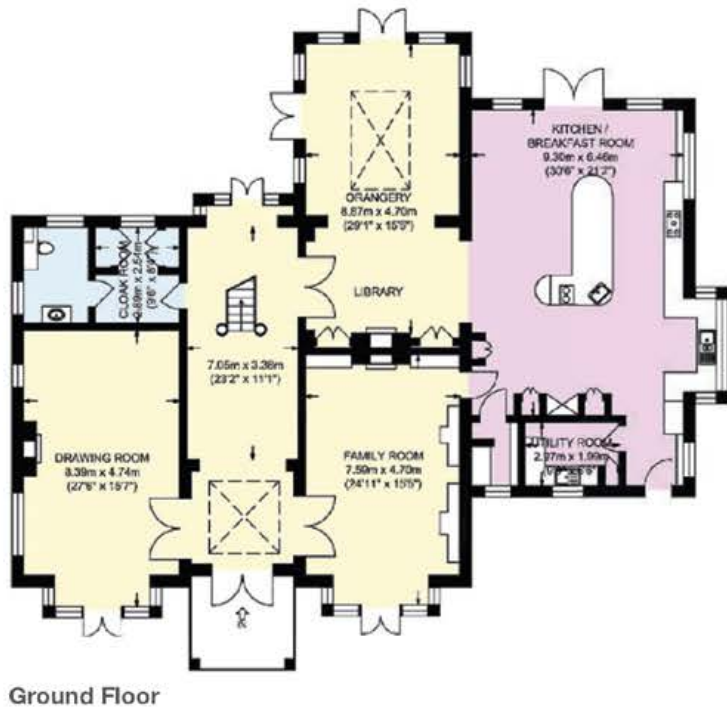
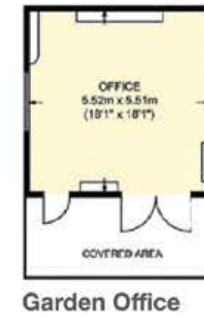
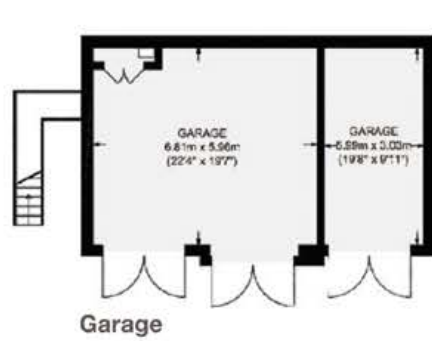








- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage







## Gardens and grounds

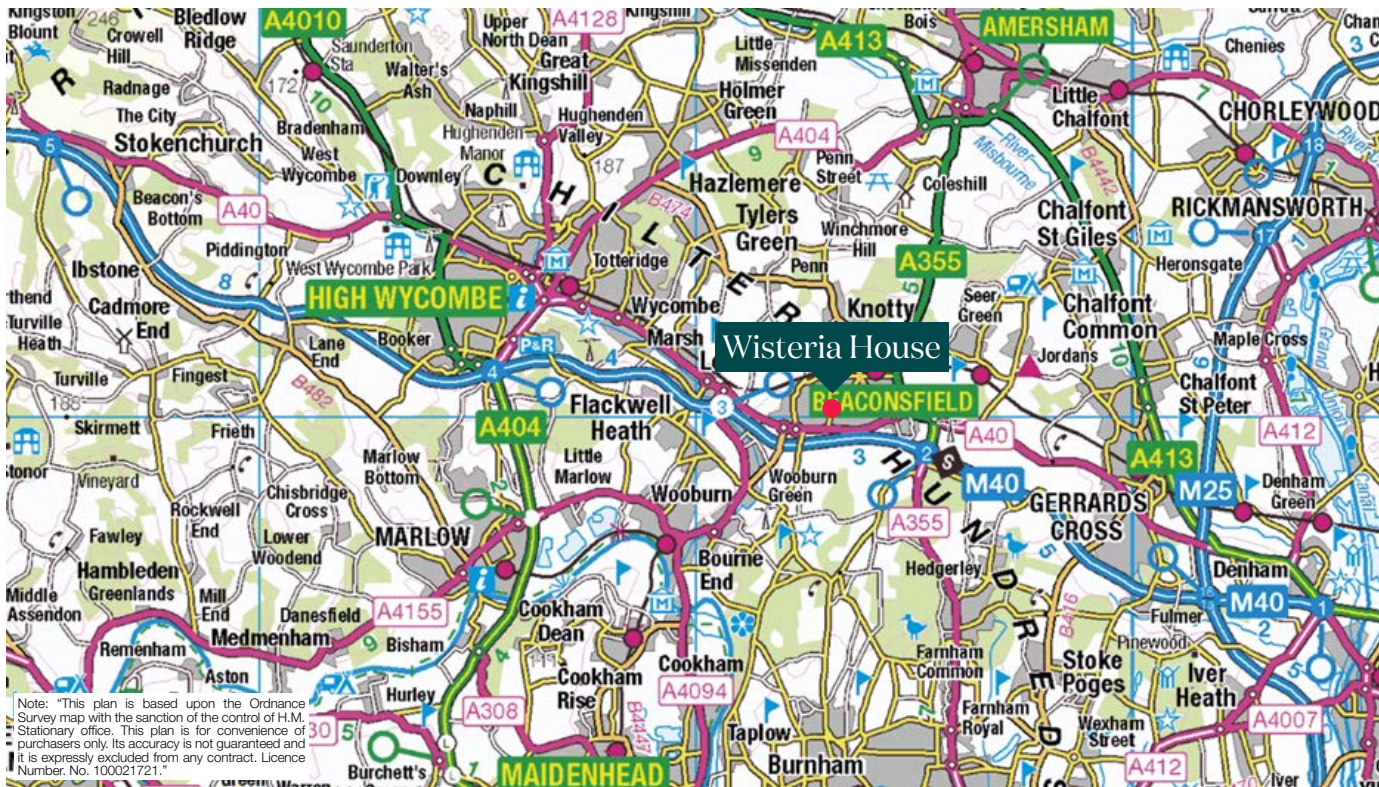
Wisteria House is set behind electronically operated gates providing access to the gravel driveway with parking for numerous vehicles and a triple garage, which has the benefit of an excellent and spacious gym and annexe over. The driveway is flanked by a low slate dry stone wall with a raised border which enclosed the lawn. A gravel path weaves through the lawn and leads to a slate water feature with circular surround and colourful flower and shrub border. The front garden is interspersed with trees including Cedrus Deodara, Silver Birch and Acers. The garden is enclosed by mature tees and Laurel hedging, ensuring seclusion and privacy.

To the rear of the house is a large Sandstone terrace with individual areas, including a slate paved dining area with inset gravel surround. To the side of the main lawn is a winding gravel path which leads to the rear of the garden and a further paved seating area. There is a spacious and secluded home office with a panoramic view of the garden. There is also a delightful thatched summer house.

The superbly maintained gardens have been designed with great care to ensure year-round colour and interest, with evergreen planting and topiary throughout. There are an abundance of beds and borders with herbaceous plants, shrubs, annuals, cottage and meadow flowers.







## Services

Mains water, electricity, gas-fired central heating, mains drainage.

## Local Authority

South Bucks District Council  
Tel: 01895 837200

## Postcode

HP9 1EE

## Directions

From London on the M40, leave at junction 2 towards Beaconsfield and proceed along the A355. Upon reaching Beaconsfield Old Town proceed straight over the mini-roundabout onto London End and straight over the next large roundabout, continuing to follow the A40. After about x miles, turn right into Burkes Road and Wisteria House will be found on the left hand side, straight after the left hand turn for Ellwood Road.

## Viewing

Strictly by prior appointment with Knight Frank Beaconsfield  
01494 675368.



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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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