



BEECHWOOD HOUSE, LANE END
PRICE: £1,975,000 FREEHOLD

am ANDREW
MILSOM

**BEECHWOOD HOUSE
SPRING COPPICE
LANE END
BUCKS HP14 3NU**

PRICE: £1,975,000 FREEHOLD

Set in delightful south facing grounds of 0.7 acres in an idyllic semi-rural location five miles north of Marlow, a superb five bedroom detached home offered for sale in exceptional decorative order.

**MATURE 0.7 ACRE PLOT:
FIVE DOUBLE BEDROOMS:
FOUR BATH/SHOWER ROOMS:
CLOAKROOM: LIVING ROOM:
DINING ROOM: SITTING ROOM:
FAMILY ROOM/GYM: STUNNING
KITCHEN/BREAKFAST ROOM:
UTILITY ROOM: OIL CENTRAL HEATING:
DOUBLE GLAZING: DOUBLE GARAGE:
NO ONWARD CHAIN.**

TO BE SOLD: This superbly located and extremely well fitted detached family home is set in delightful landscaped gardens on a private estate bordering beech woodland. This stunning home is located close to National Trust West Wycombe Park and yet is also within a ten minute drive of Junction 4 of the M40 at Handy Cross. The property has been improved by the owners in recent years with work that includes refitting of four bathrooms and the cloakroom, updating of the double glazing and the installation of a bespoke Continental Kitchen with comprehensive range of appliances. Nearby Lane End has shops for day-to-day needs, a primary school and doctor's surgery whilst more extensive facilities can be found in Marlow and High Wycombe. The M40 is accessible at High Wycombe for Oxford, London and Birmingham. There are railway stations at Marlow and High Wycombe serving to London Paddington which links to the Elizabeth Line and Marylebone respectively. The accommodation comprises:

COVERED ENTRANCE stone floor, front door to

RECEPTION HALL porcelain tiled floor, stairs to First Floor, radiator.

CLOAKROOM white suite of low level w.c., wash basin, vanity cupboard, shelving, tiled walls and floor, radiator.



LIVING ROOM triple aspect, fireplace, wood burning stove, tiled hearth, three radiators, wide opening to

DINING ROOM picture window overlooking the gardens, radiator,



SITTING ROOM double aspect with view over the garden, two radiators, glazed double doors from Hall.



KITCHEN/BREAKFAST ROOM Continental design of cream gloss and wood fronted wall and base units, quartz working surfaces, twin sinks, mixer and filtered water tap, water softener, Ness twin circothem ovens with microwave and steam ovens, fridge and freezer, wine fridge, dishwasher, island breakfast unit with seating for three, space for table, sofas and seats, two heated towel rails, heated porcelain tiled floor, bi-fold doors to the south facing garden. door to utility room



UTILITY ROOM heated porcelain tiled floor, oil fired boiler, freezer and washing machine, white gloss wall and base units, working surfaces, single drainer sink unit, door to front, heated towel rail, door to

GYM/FAMILY ROOM wood floor, radiator, double doors to outside, fixed stair to large loft storage.

FIRST FLOOR LANDING radiator, airing cupboard with hot water cylinder, immersion heater and shelving.



BEDROOM ONE double glazed window with garden view, three radiators, fitted wardrobes.

DRESSING ROOM open hanging rails, dressing table with drawers.



ENSUITE BATHROOM white suite of Spa bath with mixer tap, wash basin in wide vanity unit with cupboards and granite top, low level w.c., full width tiled and glazed shower cubicle with thermostatic shower unit, Velux roof light, heated towel rail, tiled floor and walls.



BEDROOM TWO double aspect, radiator, door to

ENSUITE SHOWER ROOM white suite of full width tiled and glazed shower cubicle, overhead rose and hand held attachment, wash basin, vanity cupboard, tiled floor, low level w.c., heated towel rail, wardrobe.

BEDROOM FIVE radiator, window overlooking the rear garden.

BEDROOM THREE double aspect with window overlooking the gardens, radiator and door to

ENSUITE SHOWER ROOM Quadrant shower cubicle with thermostatic control, low level w.c., wash basin, heated towel rail, tiled floor, walk in wardrobe with hanging rails and shelving.

BEDROOM FOUR double aspect with wardrobes, radiator and door to

Jack & Jill **BATHROOM** with white suite of P shaped bath, shower screen, hand held attachment and overhead rose, heated towel rail, low level w.c., wash basin with vanity drawers, tiled floor and walls, door to Landing.

OUTSIDE: Beechwood House is set in delightful grounds of 0.7 acres with a sunny south aspect. It is approached through double gates onto a wide driveway with plenty of parking. There are shaped lawns with trees and shrubs and laurel hedgerow with trellis.



DOUBLE GARAGE roller door, light, power and loft storage. **OUTBUILDINGS** including a sheds, greenhouse, workshop/machinery store, and a potting shed/garden store. There are cold frames, an oil tank and a soft fruit cage. The majority of the grounds lie to the south and are bordered by laurel and fir trees and include a flagstone patio, awning pebbled water feature, bbq area, loggia and timber summer house with patio.

M48350425 EPC BAND: D
COUNCIL TAX BAND: H

VIEWING: Please contact our Marlow office homes@andrewmilsom.co.uk or 01628 890707.

DIRECTIONS: use postcode HP14 3NU, Beechwood House is the second property on the left.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

Approximate Gross Internal Area
 343.2 sq m / 3,694 sq ft
 Garage = 31.6 sq m / 340 sq ft
 Shed = 6.1 sq m / 66 sq ft
 Total = 380.9 sq m / 4,100 sq ft



Illustration for identification purposes only,
 measurements are approximate, not to scale.
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