



Larchwood, 101 Amersham Road, Beaconsfield



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Situated in Beaconsfield New Town is this exceptionally well-presented 4-bedroomed home on a substantial plot of **0.31 acres with a west-facing rear garden of about 150 feet**. The entrance hall sets the tone with oak flooring and neutral decor and accesses extensive flexible ground floor living space. The formal living room is centred around a charming wood burner set within a striking stone fireplace, with French doors that open out onto the terrace. Pocket doors connect the living room to a cozy snug, which serves as a versatile area for relaxation or media entertainment.

A further reception room is currently used as a spacious office and the bespoke laundry room accessed via pocket doors, has space for a washer and dryer, a Belfast sink, storage cupboards and water softener. The property has been thoughtfully designed with ample storage in the hallway and snug plus a downstairs WC conveniently located beneath the stairs.

The centrepiece of the home is the wonderful kitchen, dining and living space, designed for both everyday living and entertaining. Large picture windows at each end of the room accommodate the living and dining areas respectively, the lantern ceiling and sliding patio doors enable light to flood into the space, whilst the underfloor heating warms the space in the colder months. Designed and installed by Tom Howley, the stunning central island with a quartz surface anchors the kitchen and houses the integrated dishwasher, sink, Quooker tap and waste disposal unit, as well as offering breakfast bar seating. There is extensive under counter and eye-level storage, two larder cupboards and space for an American-style fridge freezer and range oven. The clever use of the same oversized floor tiles inside and outside on the terrace creates a seamless flow out to the beautifully landscaped west-facing garden, perfect for alfresco dining. The rear garden is extensive and offers a great space to be enjoyed by all ages.





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Upstairs, the property continues to impress with a beautifully crafted oak and glass balustrade, leading to the landing area. The principal bedroom is a luxurious retreat, benefiting from air conditioning, a suite of fully fitted furniture including a headboard, bedside drawers, and fitted wardrobes. This bedroom also boasts an ensuite bathroom with a separate freestanding bath, shower, WC, and vanity unit. The room is equipped with both wooden blinds and electric blackout blinds, ensuring comfort and privacy. The second bedroom also has air conditioning, and all the bedrooms have bespoke fitted wardrobes. The spa-inspired family bathroom features a freestanding bath, WC, vanity unit, towel rail, and a walk-in shower. A wide loft hatch with a wooden staircase provides access to a lit and boarded loft, which houses the Megaflo system, boiler.

The property is approached via a gravel driveway with ample parking for multiple vehicles, set against a backdrop of a well-maintained front garden with mature shrubs. **There is further planning permission in place to erect a double garage, raise the height of the front garden wall, and install electric gates, as well as permission to extend the property further on the left-hand side. There is also planning permission for a single storey detached garden room plus decking at the bottom of the garden of circa 50m2. Please enquire for further information about these permissions.**

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