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Chiltern Hills Road, Beaconsfield



A beautifully presented 6 bedroom detached family home within a 0.4 acre plot, located on one of the most sought after quiet roads within Beaconsfield's Golden Triangle. The property offers flexible, modern style accommodation and benefits from a self-contained annex attached with its own private entrance. The very sizeable south facing rear garden is a stunning addition with a Breeze summer house offering the perfect space for entertaining.

Beaconsfield new town is a short, flat walking distance away with its vast array of boutique shops and restaurants. The train station with direct links to London Marylebone is 0.7 of a mile away. The property sits in catchment for excellent primary, secondary and grammar schools.

The front door opens to a useful porch area with coat hanging facilities. This in turn leads into a bright reception hall giving access to 3 large reception rooms, kitchen and study.

The impressive sitting room is a fantastic space with a large bay window overlooking the garden, allowing an abundance of natural light to flood through. There is a modern attractive gas fire at the heart of the room and real oak flooring throughout. The elegant dining room is another spacious room with French doors which lead onto the garden. A gas fire with a limestone surround mantle piece and Kardean flooring complete the design of this room. From here you can gain access directly into the attached annex.

The bright and inviting kitchen comprises of a central island fitted with a 5 ring gas hob with extractor fan over. There is an extensive range of base and wall units in a neutral gloss finish with a granite worktop over. Integrated Neff appliances include dishwasher, double oven, plate warmer and microwave. There is plumbing for an American style fridge freezer. Bifold doors lead out onto the terrace and garden beyond. The utility room is accessed from the kitchen and has further storage, an integrated fridge and plumbing for washing machine and dryer. This room leads to the garage and gives side access to the garden.





The family room and separate study are entered via the kitchen. The family room is fitted with a log burner surrounded by a rustic, exposed brick mantle and has French doors onto the garden. The study is completed with built in shelving. A downstairs cloakroom and large understairs storage cupboard complete the downstairs accommodation. Stairs lead to 4 double bedrooms, a large single room and a family bathroom.

The stunning principal bedroom has built in wardrobes and vanity unit and benefits from a glorious view of the garden. A dressing room with fitted wardrobes is attached. There is an en-suite comprising of a bath with monsoon shower head over, double sink with storage underneath, WC and heated towel rail.

There are a further 4 generous size bedrooms. Two with en-suite shower rooms and one with a fully fitted en-suite bathroom complete with bath and bidet. The family bathroom is a classic white suite consisting of a bath with shower head attached, ceramic sink with storage underneath, WC and heated towel rail.

The adjoining annex can be accessed from the dining room, but also has its own separate entrance. On entering there is a practical porch area, leading into a well-proportioned living room with sufficient space for practical living. French doors lead on to the garden. There is a fully fitted kitchen with all the necessary appliances including a combination boiler, a good size main bedroom with built in wardrobes and a bathroom with a large walk-in shower.

The rear garden offers great privacy and is a spectacular space surrounded by mature shrubbery and trees and has various seating areas to appreciate the sun's journey throughout the day. There is a Breeze house with built in heaters, lighting and seating. A picturesque summer house at the rear is another useful addition. There is also a large garden shed and compost area at the rear.

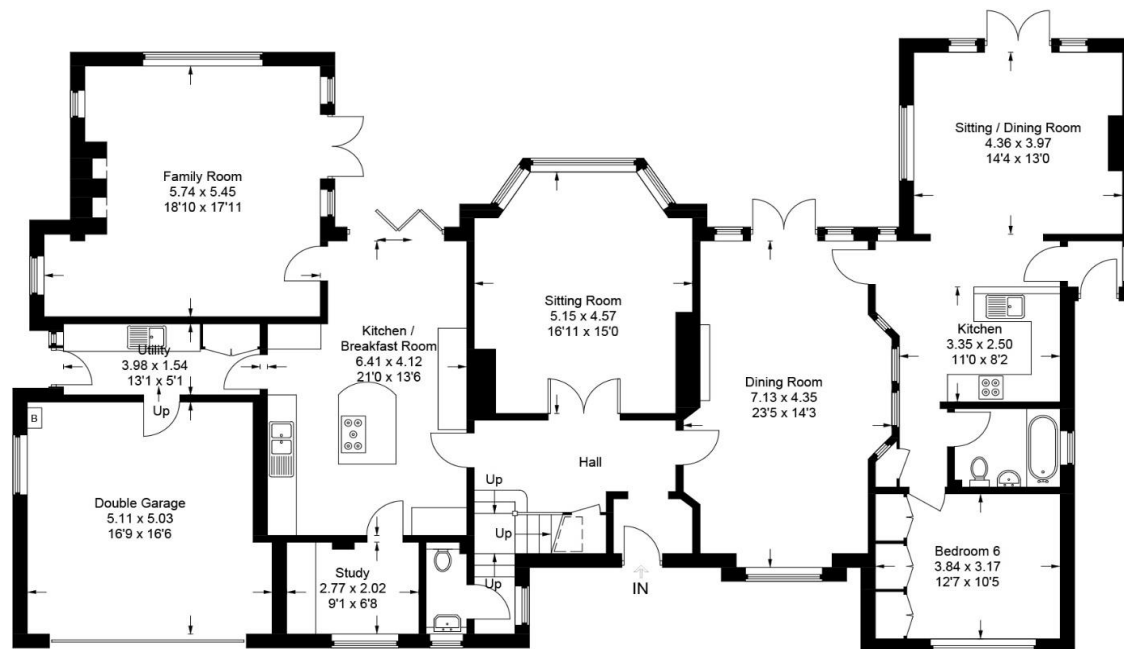
EPC rating is D

Freehold

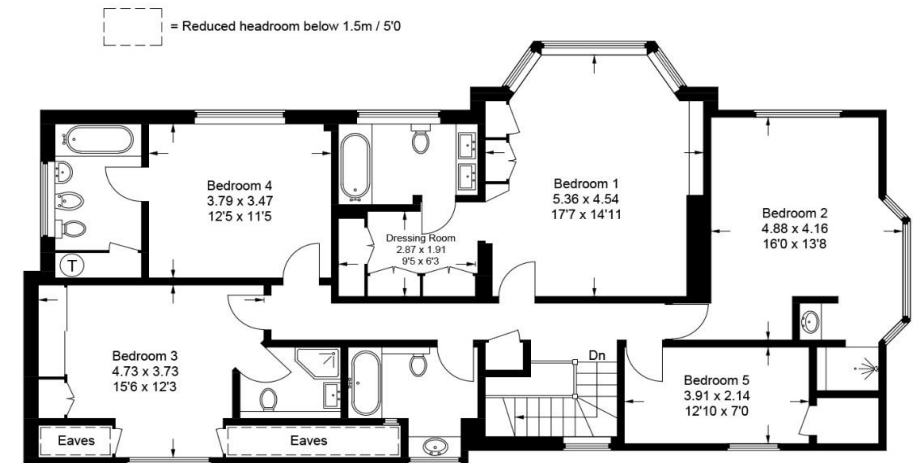
Council Tax Band H SBDC



Approximate Gross Internal Area
 Ground Floor = 214.1 sq m / 2,304 sq ft
 First Floor = 129.5 sq m / 1,394 sq ft
 Total = 343.6 sq m / 3,698 sq ft
 (Including Garage / Eaves)



Ground Floor



First Floor

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.





For an appointment to view this property, please contact Ashington
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