



## **2 St Mary's Court, Malthouse Square, Beaconsfield, Buckinghamshire, HP9 2LG**

A spacious, two-bedroom cottage with attractive enclosed patio garden, overlooking beautiful courtyard gardens within walking distance of local shops.

No onward chain.



**Entrance Hall**

**Downstairs W/C**

**Sitting Room**

**Dining Room**

**Kitchen**

**Two Double Bedrooms**

**Bathroom**

**Parking Space**

**Patio Garden**

**150year Lease  
(from 2005)**

**No Ground Rent**

**60+ Age Covenant.**

## The Property

2 St Mary's Court is a very well presented two bedroom cottage with an attractive, easily maintained enclosed patio garden and a dedicated covered parking space.

Upon entering the property there is a hallway leading through to the bright and airy open plan living and dining room, downstairs W/C and stairs to the first floor. The living room boasts an electric feature fireplace and views across the local park. The dining room is a great space which could be used for entertaining. It has French doors leading out to the delightful private patio garden overlooking the estate's well maintained grounds.

The kitchen, which is accessed from the dining room, benefits from a range of fitted units along with integrated appliances including an electric hob and oven, fridge freezer and dishwasher. There is also space for a freestanding washing machine. The downstairs W/C boasts large useful storage cupboards which have replaced a shower, which can be reinstated if desired.

Upstairs the property has two double bedrooms both with fitted wardrobes. There is also a main bathroom which is accessible from bedroom one and the landing, which has recently had a walk in shower fitted.

There is electric underfloor heating supplemented by storage heating and double glazing throughout and a partially boarded loft, accessed via a folding ladder, provides useful extra storage.

A designated covered parking space is located within the gated private estate.

**Guide Price: £ 595,000 (Leasehold)**

### Directions to St Mary's

From The M40 follow signposts in a northerly direction to Beaconsfield, turning left at the first roundabout Bear left at the next roundabout into London End. At the next roundabout turn left into Windsor End, then first left into Hedgerley Lane and left again onto Malthouse Square. The short access drive to the development will be found almost immediately on the left. There is a call panel at the gates to contact the Estate Managers for access to visitor parking.

**Please Note: Upon resale of the property, Cognatum Estates management company charge £500 plus VAT for the leasehold pack, payable by the vendor.**

**For viewings please call the Estate Manager on 01494 681 290 / 07384 811 168 (Mon-Fri 9am-5pm)**



Sitting/Dining Room



Sitting/Dining Room



Kitchen



Bedroom



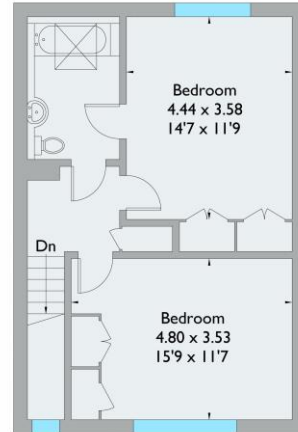
Bedroom



Shower Room



Ground Floor



First Floor



Rear of St Mary's Court

**Approximate Gross Internals: 106.0 m<sup>2</sup> / 1136 ft<sup>2</sup>**

**Service Charge: £8,356 pa**

**Energy Performance Rating: C**

**Council Tax Band: F**

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.



## St Mary's Court

Smart, stylish and slightly hidden away, St Mary's Court is close to the parish church, just off the Market Place in the Old Town. The traditional brick and red-tiled properties, all of which are spacious and have private terraces or balconies, overlook a formally-landscaped courtyard garden, laid to lawn with pathways, herbaceous borders and delightful stone statues.

In the days of the stagecoach, Old Beaconsfield was the first stop on the road from London to Oxford and some of the former coaching inns still remain today. The marketplace has a weekly general market and monthly farmers' market. It is a prosperous town and there are shops for everyday needs, a tearoom and plenty of restaurants nearby. The New Town, a mile away, has a wide variety of shops and cultural pursuits and there is a regular train service to London. Just a few miles to the east lies Colne Valley Park, which offers over 40 square miles of countryside and is host to a river, a canal and more than 60 lakes. There are also several attractive National Trust properties in the locality, such as the 18th-Century country house at West Wycombe Park and the former home of the Astor family at Cliveden with glorious gardens overlooking the Thames.

Cognatum Estates Limited provides the services and amenities shown below together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties.

## Services and Amenities at a Glance



15 PROPERTIES  
BUILT 2006



RESIDENT  
ESTATE  
MANAGER



GUEST  
SUITE



GARDENER



St Mary's Court Garden's



Beaconsfield Town Hall



St Michael & All Angels Church



Cliveden House

Cognatum Property Limited, Pipe House,  
Lupton Road, Wallingford, Oxfordshire OX10 9BS

T: 01491 821170 E: [property@cognatum.co.uk](mailto:property@cognatum.co.uk)

[www.cognatum.co.uk](http://www.cognatum.co.uk)

Cognatum  
PROPERTY

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