



Butlers Court Road, Beaconsfield



Ashington Page



44 Butlers Court Road

Set on an attractive corner plot within the highly sought-after Butlers Court School catchment, this exceptional four-bedroom detached home has been comprehensively extended and refurbished to create a truly impressive family residence. Beautifully finished throughout, the property combines generous living space with striking contemporary design, integrated smart-home technology and an outstanding Tim Cook kitchen.

Further enhancing its appeal, planning permission has been granted to extend the first-floor accommodation to create five bedrooms—four with en suite facilities—together with a separate family bathroom, offering an exciting opportunity to create an even more substantial family home.

The front door opens into an exceptionally spacious and welcoming entrance hall, where a magnificent floating oak-and-glass staircase provides an immediate sense of the quality and attention to detail found throughout. Underfloor heating extends from the hallway into the kitchen and family area, while the heating, lighting, security, CCTV and smoke-alarm systems are IoT-enabled and can be conveniently controlled from a smartphone or smart device.

The beautifully proportioned sitting room is flooded with natural light and features an elegant fireplace with a stone surround, creating a warm and inviting space in which to relax. A large home office has been thoughtfully designed with fitted storage, a contemporary vertical radiator and French doors opening onto the patio. This versatile room provides an excellent working environment and could equally serve as an additional reception room or playroom. The separate dining room is another generous and elegant space, enjoying peaceful views across the garden and providing the perfect setting for both family dining and more formal entertaining.

Undoubtedly the heart of the home is the spectacular open-plan Tim Cook kitchen and family room. The kitchen is fitted with an extensive range of bespoke cabinetry, including a built-in pantry, complemented by expansive quartz work surfaces and discreet under-worktop phone-charging points. A butler's sink with a Quooker boiling-water tap adds further practicality.





The impressive central island incorporates an induction hob, downdraft extractor and breakfast bar, while an exceptional selection of appliances includes two Miele ovens, a microwave, steam oven, two dishwashers, an integrated fridge/freezer and a Fisher & Paykel fridge/freezer.

A large roof lantern and wide bi-folding doors bathe the adjoining family area in natural light and create a wonderful connection with the patio and garden—ideal for everyday family life and entertaining on a larger scale.

The utility room provides space and plumbing for a washing machine and tumble dryer, together with access to both the garden and garage. The garage houses the Worcester gas-fired boiler and Megaflor hot-water cylinder.

On the first floor, the light and airy landing provides access via a drop-down ladder to a boarded and illuminated loft. The triple-aspect principal bedroom is a superb retreat, complete with a dedicated dressing room and en suite shower room.

There are three further generously sized double bedrooms, all filled with natural light, together with a well-appointed family bathroom. The approved planning permission provides the opportunity to reconfigure and extend this floor to create five bedrooms, four of which would benefit from their own en suite facilities, plus a separate family bathroom. Also included in the planning approvals is the conversion of the loft into further usable space.

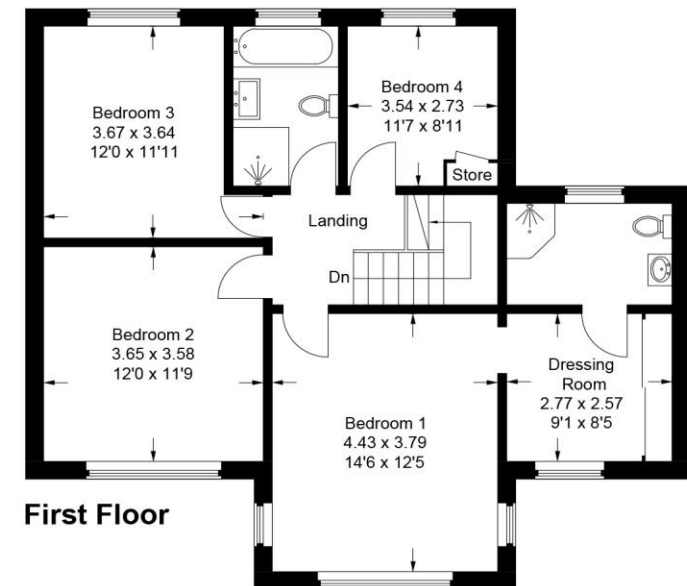
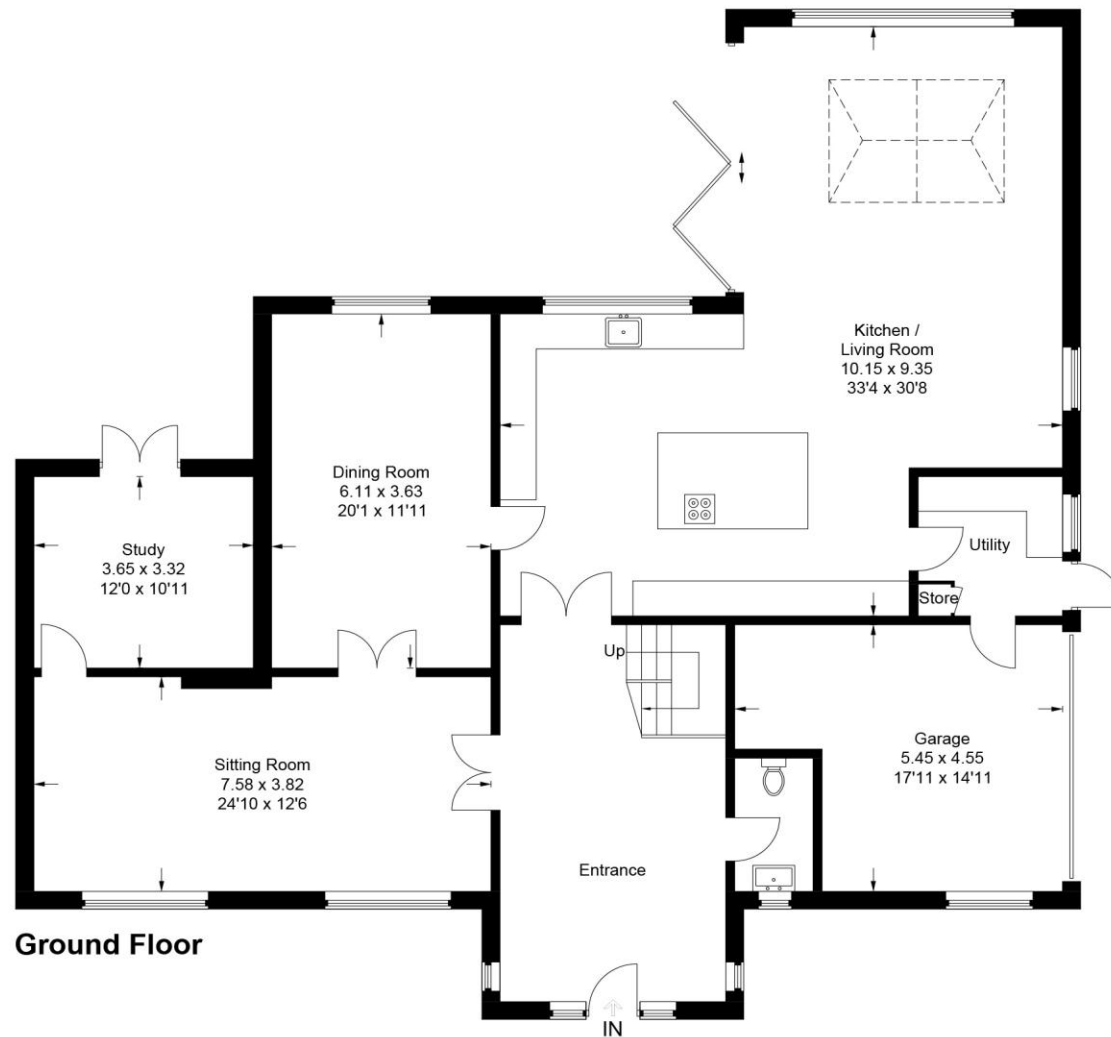
Outside, the fully enclosed rear garden offers an excellent degree of privacy and is predominantly laid to lawn with a generous patio for outdoor dining and relaxation. A pergola with a cabana and bar area creates a fabulous setting for entertaining, with cabling for WIFI and satellite television. A separate garden shed provides useful storage and power.

To the front, the driveway offers off-street parking for two cars and leads to the integral garage, which is equipped with an electric-vehicle charging point.

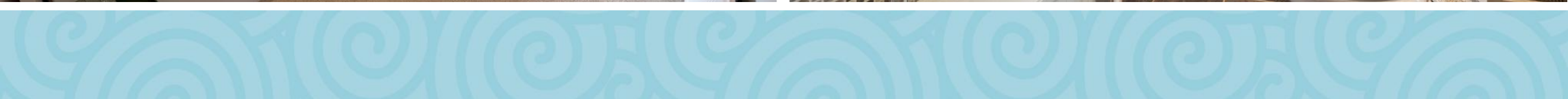
This outstanding home offers an exceptional combination of space, style and intelligent design, with the added advantage of approved planning permission to create an impressive five-bedroom layout. Ideally positioned for highly regarded local schooling, it represents a rare opportunity to acquire a luxurious and future-proofed family home in one of Beaconsfield's most desirable residential areas.



Approximate Gross Internal Area
 Ground Floor = 193.3 sq m / 2,081 sq ft
 First Floor = 76.6 sq m / 824 sq ft
 Total = 269.9 sq m / 2,905 sq ft
 (Including Garage)



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.
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