



11 Hampden Hill, Beaconsfield - HP9 1BP

Guide Price £1,200,000

 **TIM RUSS**
& Company



11 Hampden Hill

Beaconsfield,

- A Unique & Individual Detached Home
- Offering Surprisingly Spacious Accommodation
- Set In This Prestigious Location With Attractive Green
- Occupying A Glorious 0.42 Plot
- 5 Bedrooms, 4 Receptions, 3 Bathrooms
- Excellent Annexe Potential
- Long Driveway Plus Double Garage
- Stunning Countryside Views

Beaconsfield New Town is just over a mile away, offering a comprehensive range of shopping facilities, plus a selection of cafes, bars and restaurants. Access to the M40 can be gained at junction 2 from the Old Town or Junction 3 at Loudwater.

A unique and spacious detached home with the accommodation set over three floors, taking full advantage of the glorious countryside views. The adaptable accommodation has the potential for a lower ground floor annexe with access to the lovely 0.42 acre plot. Located in this highly regarded cul-de-sac with a delightful green, yet only a short distance from the Beaconsfield New Town, with its extensive range of amenities and railway station with links to London (Marylebone).



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Beaconsfield,

The entrance hall leads to an impressive living/dining room with a large picture window overlooking the delightful garden, a central fireplace separates the living and dining areas with casement doors leading to a patio area. The kitchen/breakfast room also overlooks the rear garden and is adjacent to the family room. From the dining area stairs lead down to the lower ground floor, originally a separate annexe, which could be easily converted back. Currently comprising a home office or bedroom, sitting room with casement doors to the rear garden, bedroom five, shower room, gym and store room. There are four further bedrooms, two on the top floor with part vaulted ceilings and separate bathroom, two on the ground floor, one with an ensuite bathroom. The property is approached via a long driveway leading to a double garage. The southerly side of the house is a patio area which leads down to a further raised patio overlooking the garden. The garden is very natural in its design, with an extensive area of lawn and established trees creating a woodland dell with feature pond at the bottom. The gardens in Hampden Hill are very much open plan with the neighbours, so all can enjoy the vistas across the Conservation Area.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





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Approximate Gross Internal Area = 321.53 sq m / 2,690 sq ft
(Including Double 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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