



Uttley Lane, Beaconsfield



*Ashington Page*



## 12 Uttley Lane, Wilton Park

Occupying a sought-after position on the edge of Beaconsfield Old Town, this exceptional detached family home offers almost 2,300 sq. ft. of beautifully appointed accommodation, complemented by a superb self-contained annexe above the garage.

Built as part of the prestigious Wilton Park development, the property combines the timeless elegance of Georgian-inspired architecture with contemporary finishes, all set within an attractive landscape of parkland, woodland and open green spaces.

Residents also benefit from excellent local amenities, including a children's nursery, while Beaconsfield station is approximately two miles away, offering fast and frequent services to London Marylebone from just 23 minutes.

A welcoming reception hall sets the tone for the stylish interiors. At the heart of the home is the impressive open-plan kitchen, dining and family room, thoughtfully designed for both everyday living and entertaining.

Fitted with an extensive range of contemporary base and wall units, stone work surfaces and integrated appliances, there is space for a dining room table and chairs, while French doors open directly onto the garden.

The generous sitting room enjoys oak flooring and further French doors leading onto the terrace, filling the room with natural light. A separate utility room, guest cloakroom and plantation shutters throughout complete the ground floor.





The first floor is centred around the luxurious principal suite, featuring a fully fitted dressing room and a stylish en suite shower room. A second double bedroom also enjoys its own en suite shower room and built-in wardrobes, while a beautifully appointed family bathroom.

On the second floor are two further spacious double bedrooms, equipped with a shower room and a large walk-in storage cupboard.

The landscaped rear garden offers a generous patio for al fresco dining and entertaining alongside a well-maintained lawn.

To the rear, there are two allocated parking spaces, complete with a private electric vehicle charging point, in addition to the garage.

Above the garage, the self-contained annexe provides exceptionally flexible accommodation, comprising a studio-style living and sleeping area, kitchenette and shower room, ideal for guests, independent family members, a home office or additional income potential.

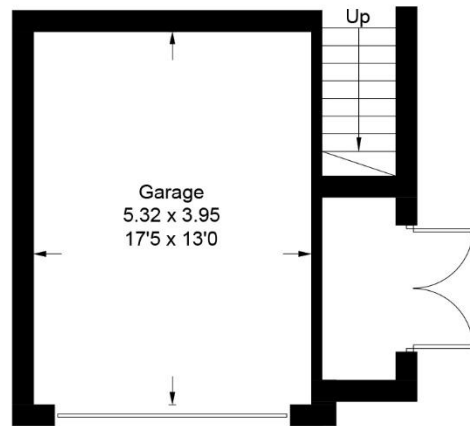
**Tenure:** Freehold

**EPC:** A

**Council Tax Band:** F

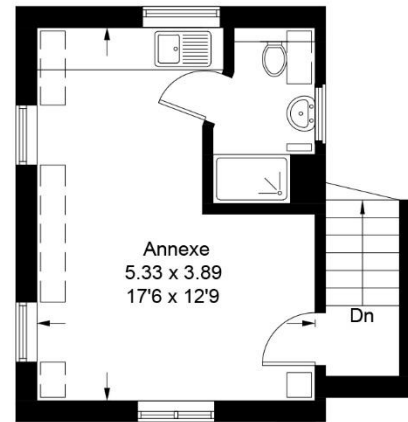


Approximate Gross Internal Area = 166.5 sq m / 1,792 sq ft  
 Outbuilding = 45.0 sq m / 484 sq ft  
 Total = 211.5 sq m / 2,276 sq ft



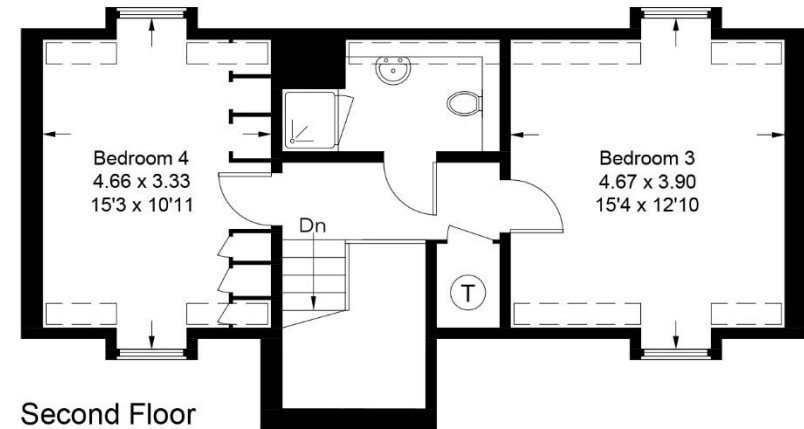
Ground Floor

(Not Shown In Actual Location / Orientation)

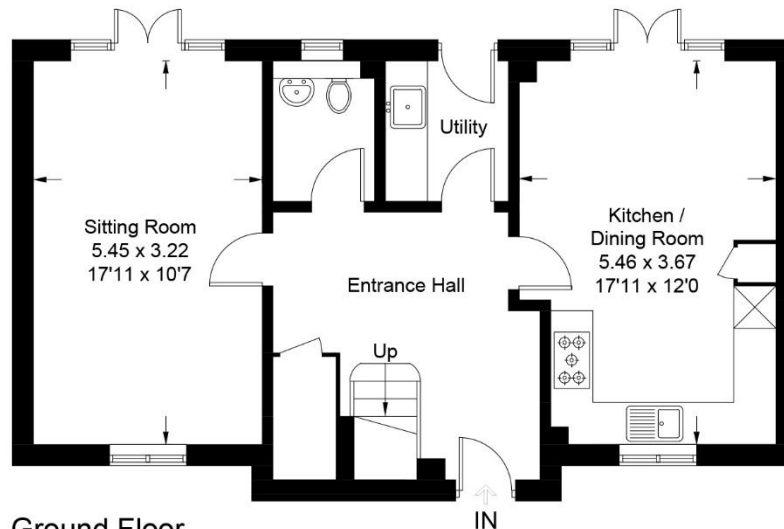


First Floor

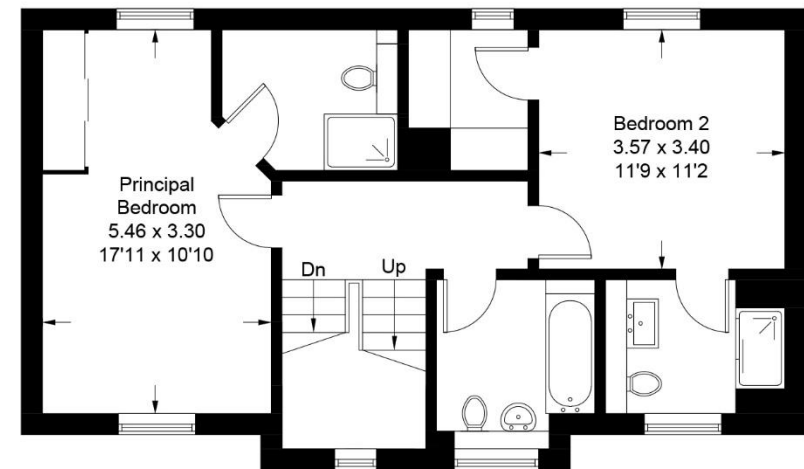
= Reduced headroom below 1.5m / 5'0



Second Floor



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.

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For an appointment to view this property, please contact us on:

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