



Cleeve House
Ledborough Gate, Beaconsfield HP9 2DQ

CLEEVE HOUSE

Cleeve House is a beautifully presented five-bedroom family home, recently constructed within this highly regarded gated development on the edge of the extremely popular and affluent town of Beaconsfield.



Designed with modern family living and entertaining in mind, the property offers generous and versatile accommodation throughout. A welcoming galleried entrance hall with tiled flooring provides access to the principal ground floor rooms, including the impressive kitchen/breakfast/family room, double reception room, formal dining room, and study.

The standout garden-facing kitchen is a particular highlight, featuring a spacious eating area and conservatory-style space that opens directly onto the large, private garden. This flows seamlessly into an additional adjoining family room, creating an exceptional hub for everyday living and entertaining.

The principal reception room enjoys excellent natural light and features French doors opening onto a charming patio overlooking the gardens. For more formal occasions, there is a well-proportioned dining room, while the generous study overlooks the main driveway. The property further benefits from a stunning, well-established rear garden, predominantly laid to lawn and interspersed with mature borders and flower beds. Backed by established trees and hedging, the garden enjoys a wonderful sense of seclusion and privacy. A large terrace to the rear of the house provides an ideal space for al fresco dining, informal entertaining, and enjoying the attractive outlook across the garden.

In addition, the property benefits from ample driveway parking and access to a three-car garage, completing this outstanding family home.

Ground Floor

Upon entering, you are welcomed by an elegant entrance hallway featuring a striking central staircase. This leads seamlessly to the hub of the home: the open-plan kitchen, fitted with a comprehensive range of built-in appliances and a central island. The kitchen opens into the breakfast room and conservatory, both enjoying lovely views over the garden.

The formal dining room and family room are easily accessed from the kitchen, making the layout ideal for modern family living and entertaining. The spacious principal reception room features patio doors opening onto the garden and a striking fireplace with exposed brickwork.

Completing the ground floor accommodation is a study overlooking the front driveway, a separate utility room, and a downstairs WC

First Floor

The first floor offers five well-proportioned double bedrooms, all accessed from a light and spacious galleried landing. The impressive principal bedroom suite features a private sitting area, walk-in dressing room, balcony, and a luxurious en suite bathroom with both a walk-in shower and bathtub.

Two further bedrooms also benefit from their own en suite facilities, while the remaining bedrooms are served by a well-appointed family bathroom, again providing both a walk-in shower and bathtub.































Outside

Outside, the property enjoys a stunning, well-established rear garden, predominantly laid to lawn and interspersed with mature borders and flower beds. Framed by established trees and hedging, the garden offers an excellent degree of seclusion and privacy. A generous terrace to the rear of the house provides an ideal space for al fresco dining, informal entertaining, and enjoying the attractive outlook across the garden.

In addition, the property benefits from a garden room, ample driveway parking and access to a three-car garage, completing this outstanding family home.

Location

Beaconsfield station 1 mile | Gerrards Cross 5 miles | M40 (J2) 2 miles | Heathrow (J5) 15 miles | Central London 24 miles

Cleeve House is ideally located within Ledborough Gate, a prestigious gated development just off Ledborough Lane, benefitting from a 24-hour concierge service.

Beaconsfield New Town is particularly popular with families and commuters, offering an excellent selection of schools, a wide range of shops and amenities, and easy access to the surrounding Chiltern countryside. The picturesque Old Town, dating back to the thirteenth century, features fine Georgian architecture alongside independent shops, convenience stores, restaurants, and traditional public houses.

Communication links are excellent, with regular trains from Beaconsfield mainline station to London Marylebone (from approximately 23 minutes at the time of writing) and Birmingham. The nearby M40 (J2) provides swift access to London, Oxford, Birmingham, Heathrow Airport, and the M25.

Buckinghamshire is renowned for the quality and breadth of its schooling and remains one of the few counties to retain the traditional grammar school system. Local grammar schools include Beaconsfield High School for girls and the Royal Grammar School for boys in High Wycombe. Well-regarded independent preparatory schools in the area include High March, Pipers Corner, Godstowe (girls) and Davenies, Caldicott, and The Beacon (boys), among others.





Services, Utilities & Property Information

Local Authority: South Buckinghamshire

Tenure: Freehold | EPC C | Council Tax Band: H

Construction Type: Brick

Utilities: Water: Thames Water, Electricity: Octopus, Gas: Octopus

Mobile Phone Coverage: 5G available. We advise that you check with your provider.

Broadband Availability: FTTP Ultrafast available. We advise that you check with your provider.

Garage Parking Spaces: 3

Off Road Parking Spaces: 7-8

Material Information Notice:

We are in the process of obtaining full material information for this property. This may include, but is not limited to, details of restrictive covenants, rights, estate charges, rent charges, and any consent requirements affecting the property.

Buyers should be aware that such matters may impact use, enjoyment, future development, and the ability to sell the property. All information will be updated as soon as it becomes available, and purchasers must rely on their own legal enquiries.

We are aware of the following, there are restrictions requiring consent, there is the existence of a rent charge and there are restrictive covenants in place. Please speak to the agent for further details

Directions: Please use the following link to locate the property:

SatNav <https://what3words.com/> Postcode: HP9 2DQ what3words: ///pills.major.fields

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Windsor, Louis Byrne & Robert Cable on Tel Number +44 (0)1753 463 633

Website

For more information visit [For more information visit Fine & Country Windsor](https://www.fineandcountry.com)
windsor@fineandcountry.com

Opening Hours:

Monday to Friday 9.00 am–5.30 pm

Saturday 9.00 am–4.30 pm

Sunday By appointment only

Cleeve House, Ledborough Gate, Beaconsfield

Approximate Gross Internal Area

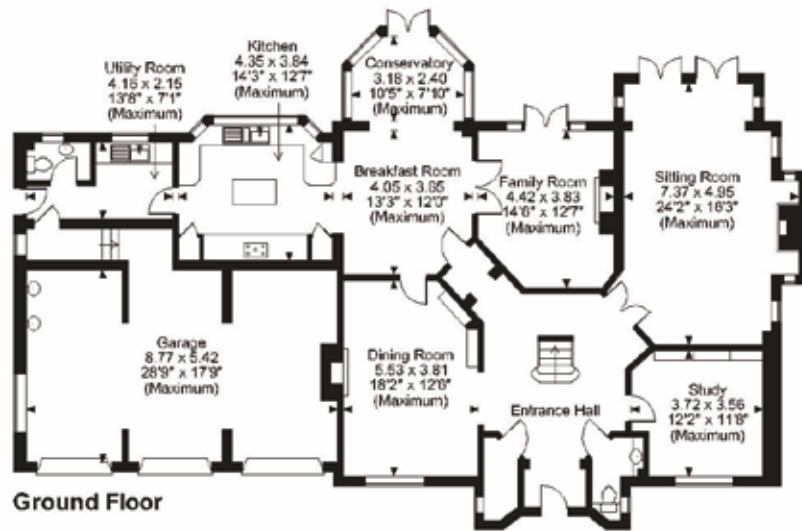
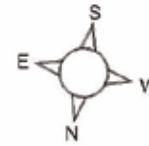
Main House = 3836 Sq Ft/356 Sq M

Garage = 555 Sq Ft/52 Sq M

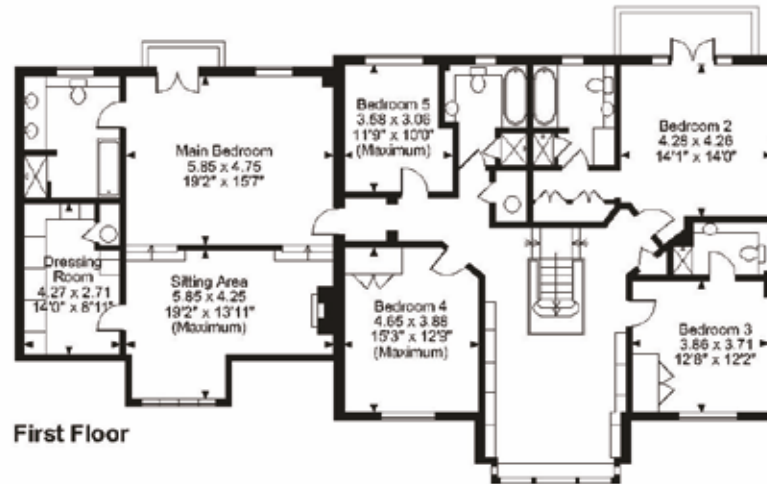
Office/Garden Room = 88 Sq Ft/8 Sq M

Balcony external area = 60 Sq Ft/6 Sq M

Total = 4479 Sq Ft/416 Sq M



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Council Tax Band: G
Tenure: Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed





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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



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