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Beechwood House

SPRING COPPICE · LANE END · BUCKINGHAMSHIRE · HP14 3NU

Private Gated Lane of Five Homes · Backing onto 250 Acres of Chiltern Woodland

5

BEDROOMS

4

EN-SUITES

0.7

ACRE

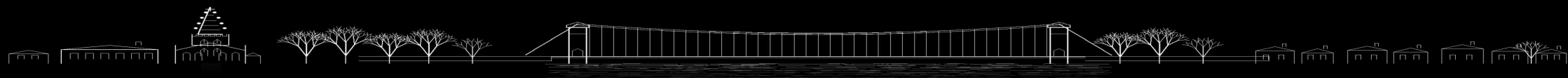
3,694

SQ FT

FREEHOLD · EPC RATING D · COUNCIL TAX BAND H



SCAN TO VIEW





BEECHWOOD HOUSE

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AN AERIAL VIEW

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GARDENS & GROUNDS

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REAR ELEVATION

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Beechwood House

SPRING COPPICE · LANE END · HP14 3NU

A substantial five bedroom family home in a genuinely rare position, set at the end of a private lane shared by just five homes and backing directly onto 250 acres of Chiltern woodland. Gated, private and not overlooked, within an Area of Outstanding Natural Beauty, yet around seven minutes from Marlow and ten from the M40.

ACCOMMODATION

Reception Hall | Galleried Landing

L-Shaped Living & Dining Room with Inglenook & Wood Burner

Huge Open-Plan Kitchen Diner | Separate Sitting Room

Gym or Study with Loft Room Above

Principal Suite: Bedroom, Dressing Room & En-Suite

Four Bedrooms with En-Suite Facilities

Jack & Jill Family Bathroom | Utility | Cloakroom

KEY FEATURES

Private Gated Lane, backing onto 250 acres of woodland

Chilterns Area of Outstanding Natural Beauty & Green Belt

A-Rated Double Glazing (2021) | Renewed Roofline

3,694 Sq Ft | Freehold

GARDENS & SETTING

South-Facing Grounds of Approximately 0.7 of an Acre

Pergola | Outdoor Kitchen | Summer House

Electric Gates | Parking for up to 15 Cars | Double Garage





LIVING & DINING ROOM





DINING AREA



KITCHEN & BREAKFAST ROOM



Beechwood House

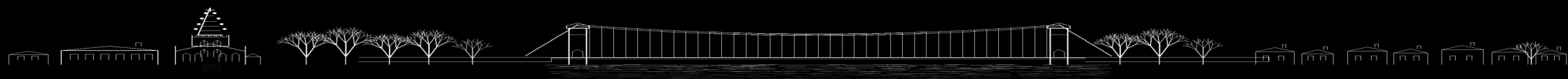
Beechwood House occupies a position that is genuinely hard to find. It sits at the end of a private lane shared by only five homes, gated and screened, with 250 acres of woodland directly behind it that you can walk into from the garden and follow through to the Dashwood estate. You are in the Chiltern Hills, within an Area of Outstanding Natural Beauty, surrounded by countryside and not overlooked, yet Marlow is around seven minutes away and the M40 about ten.

What makes it work day to day is space, and plenty of it. As well as the L-shaped living and dining room there is a separate sitting room and a huge open-plan kitchen diner, so there is somewhere for everyone to come together and somewhere to peel off and do their own thing. The living and dining room runs the depth of the house and is triple aspect, with a cast iron wood burning stove set into a deep inglenook. The bespoke kitchen is built around a large island with quartz surfaces, a wine cooler and a full suite of Neff appliances, and its bi-fold doors open the whole room onto the terrace.

Upstairs, five genuinely large double bedrooms open off a galleried landing, four of them dual aspect, and every one looks over garden or woodland rather than a neighbour. Four of the five have en suite facilities, the fourth arranged as a Jack and Jill so it doubles as the family bathroom, and the principal suite has its own dressing room and a spa bathroom. A gym or study with a loft room above adds further flexibility.

Outside, the south-facing grounds of around 0.7 of an acre are landscaped and private, planted with mature shrubs, roses and fruit trees and backing onto the woodland behind. They are made for family life and for entertaining, with a pergola, a built-in outdoor kitchen and a summer house, behind electric gates with parking for up to fifteen cars and a double garage. Sensibly updated with A-rated glazing, a renewed roofline, fast broadband and an EV charger, it is ready to move into and enjoy. The current family have loved their years here, and it is easy to see why.

Space, privacy and countryside. Seven minutes from Marlow.





PRINCIPAL BEDROOM



EN SUITE BATH & SHOWER ROOM



SITTING ROOM





RECEPTION HALL



A PRIVATE, GATED SETTING

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Beechwood House

Location

Lane End, Buckinghamshire

Easy commuter access to

M40 · Chiltern line (High Wycombe) · Elizabeth line (Maidenhead)
Marlow 7 min · Borlase, RGS, John Hampden & Wycombe High catchment

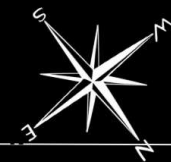
Essential Information

Tenure	Freehold
EPC Rating	D
Council Tax	Band H · Buckinghamshire
Internal Area	3,694 sq ft (343.2 sq m)
Bedrooms	5 doubles 4 with en-suite facilities
Receptions	Living/dining, sitting room, gym/study + loft room
Garden	South-facing, approx. 0.7 acre, backing onto woodland
Parking	Electric gates up to 15 cars double garage
Designation	Chilterns AONB · Green Belt
Legally Prepared	Buyer Information Pack available on request



BEACHWOOD HOUSE
SPRING COPPICE LANE END

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Approximate Gross Internal Area = 343.2 sq m / 3,694 sq ft
Outbuildings = 93.4 sq m / 1,005 sq ft
(Excluding Covered Area)
Total = 436.6 sq m / 4,699 sq ft



Total Approx Gross Area Including Garage

436.60m²

4,699,00 Sqft



5



4



1



2 CAR GARAGE



15

01628 474000

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Thames & Country ©2023

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DISCOVER · PERSONALISED · SERVICE

Beechwood House

SPRING COPPICE, LANE END, BUCKINGHAMSHIRE, HP14 3NU

Freehold

Five double bedrooms, four with en-suite facilities

Three receptions, a gym or study and a loft room

Approximately 3,694 sq ft (343.2 sq m)

EPC rating D · Council tax band H

South-facing grounds of approximately 0.7 of an acre

Chilterns Area of Outstanding Natural Beauty & Green Belt

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