



HEDGERLEY END HOUSE

BEACONSFIELD · BUCKINGHAMSHIRE



An Edwardian family home, reimagined for the way we live now, in the heart of Beaconsfield Old Town.

THE HOUSE

AN OLD TOWN ORIGINAL

Hedgerley End House is an Edwardian family home, built in 1905 and reimagined over the past decade. Arranged over three floors and extending to approximately 5,284 sq ft, it sits on one of the most sought-after lanes in Beaconsfield, a short walk from the parish church, the independent shops, and the pubs and restaurants that give this corner of Buckinghamshire its character.

It pairs the proportions and warmth of its period with a level of specification more often found in a new build: a bespoke Tom Howley kitchen, a full entertainment wing with cinema and games room, a leisure suite with sauna and gym, and six bedrooms above. It is a home designed, unmistakably, around the way a family actually lives.

5,284

SQ FT

6

BEDROOMS

1905

EDWARDIAN





“This has been the perfect family home. The kitchen diner is the heart and hub of the house, everything opens off it, and being in the Old Town, with the pubs, restaurants and the station all within an easy walk, is something we waited a long time to find.”

— THE OWNERS —



THE APPROACH

A WELCOMING ARRIVAL

The approach is pure Old Town: a gravelled driveway with room for several cars and a double garage with an electric door, an attractive picket fence, and mature shrubs and planting softening the frontage. A timbered porch shelters the front door, and beyond it the reception hall sets the tone for the whole house, wide, light and welcoming, with warm timber floors underfoot and a staircase rising to the floors above.

It is the kind of hall that absorbs school bags, wellies and the daily comings and goings without ever feeling cluttered, and it gives an immediate sense of a house that has been thought through.

THE HEART OF THE HOUSE

DESIGNED AROUND THE
WAY YOU LIVE

KITCHEN · DINING · LIVING

WHERE THE DAY BEGINS AND ENDS

This is the room modern families are really looking for, and here it runs the full depth of the house: an open-plan kitchen, dining and living space that opens through bi-fold doors onto the terrace and garden. It is where cooking, eating, homework, conversation and a film all happen in the same connected space, and where friends naturally end up whenever the house is full.

A bespoke kitchen by Beaconsfield's own Tom Howley sits at its centre, finished with Corian worktops and a full suite of integrated Miele appliances. A large island anchors the room, with breakfast-bar seating, a dedicated coffee station and wine fridges beneath the drinks cabinet, and underfloor heating throughout.







THE FAMILY ROOM

BRIGHT, INFORMAL, AND OPEN TO THE GARDEN

A relaxed sitting space that catches the light and opens straight out to the terrace, the natural overflow whenever the house is full and the doors are thrown open to the garden.



THE LIVING ROOM

A ROOM THAT WORKS TWO WAYS

The main living room is arranged to do two jobs at once. One half is a comfortable sitting and entertaining space with a fireplace at its centre, made for quieter evenings once the day winds down. The other is given over to a book-lined home office.

Because the kitchen already carries so much of the household's living space, this split works beautifully in practice: you can be at your desk, on a call or heads-down on work, while the rest of the family relaxes close by. For anyone dividing their week between Beaconsfield and London, it means working from home without ever feeling shut away.



THE ENTERTAINMENT & LEISURE WING

SPACE TO GATHER, RETREAT AND ENTERTAIN

Where the house truly distinguishes itself is the entertainment and leisure wing, created by the current owners in place of a former conservatory. Double doors lead from the kitchen into a games room and a dedicated cinema room, the latter run on a Control 4 system, with Sonos speakers built in throughout and bi-fold doors opening to the garden.

Beyond lies a full leisure suite: a pool room housing a hot tub and a hydro pool, a gym, and a shower room with its own sauna. It is a rare thing to host a film night, a party and a morning workout under one roof, then step straight onto the terrace, and rarer still to find it in a period home in the middle of town.





WORK, REST AND PLAY

A FILM NIGHT, A PARTY, A MORNING
WORKOUT, ALL UNDER ONE ROOF



THE EVERYDAY ESSENTIALS

EVERYTHING IN ITS PLACE

Two practical rooms sit just off the kitchen and keep the household running smoothly. The playroom is a genuinely useful size, close enough to keep an eye on younger children yet separate enough to contain the toys, the mess and the noise, and easily reinvented as a snug, hobby room or homework space as the family grows.

Alongside it, a fully fitted utility room takes the everyday laundry and boot-room duties away from the main kitchen, and houses the boiler and Megaflow hot-water tank.

THE BEDROOMS

CALM, CONSIDERED AND COMPLETE

The first floor is home to a principal suite that has been created as a true retreat. It overlooks the garden and opens into a fully fitted dressing room with walk-in wardrobes and a dressing area, along with a luxurious en suite shower room. Three further bedrooms share this floor, one with its own en suite, alongside a family bathroom.

A second staircase rises to the top floor, where two more bedrooms sit under the eaves, both with fitted wardrobes and served by a further family bathroom. Six bedrooms in all, with the flexibility for guests, growing children, or a quiet study away from the main flow of the house.





THE PRINCIPAL SUITE

A TRUE RETREAT,
OVERLOOKING THE GARDEN



A fully fitted dressing room with walk-in wardrobes and its own dressing area. And next door, a luxury en-suite





THE BATHROOMS

RENEWED IN 2021

All the bathrooms were renewed in 2021, finished with Grohe fittings and warmed by underfloor heating, with strong water pressure throughout.



A wide-angle photograph of a modern garden patio. The patio is paved with large, light-colored rectangular stones. In the center-left, there is a large, light-colored wicker sofa with grey cushions and a matching ottoman. To the right of the sofa is a small table with four chairs. Further right, there is a larger wooden table with six chairs and a closed patio umbrella. In the background, there is a wooden playhouse with a green slide and a large, leafy tree. The garden is bordered by a high, green hedge. The sky is blue with some clouds. The overall atmosphere is bright and sunny.

THE GARDEN

GARDENS MADE FOR
SUMMER DAYS



ARRANGED FOR LIVING

SOUTH-FACING, AND MADE FOR LONG LUNCHES

The rear garden faces south and has been arranged for living. A spacious sun terrace, rebuilt and extended by the current owners, runs directly off the entertaining rooms and is made for long lunches and evening drinks. Steps lead down to a generous area of lawn, with a dedicated children's play area along the way and a garden shed at the foot of the plot.

Mature trees and shrubs screen the boundaries, giving a sense of privacy and greenery that belies how close the house sits to the heart of town. It catches the sun through the day and comes into its own from the first warm evening of the year.





THE SETTING

LIFE IN BEACONSFIELD OLD TOWN

Hedgerley End House sits in the historic Old Town, a short walk from the parish church of St Mary and All Saints, which has stood at the centre of the town since around 1470. This is the older, quieter and arguably prettier half of Beaconsfield: timber-framed buildings along London End, independent shops, coffee houses and a clutch of genuinely good pubs and restaurants, all within an easy stroll.

For all its village feel, the connections are excellent. Beaconsfield station runs Chiltern Railways services into London Marylebone from around twenty-three minutes. Heathrow is roughly twenty minutes by car, the M40, M25 and M4 are all within easy reach, and the Cotswolds around forty-five minutes away. Buckinghamshire retains its grammar system, a major draw for families.



ON THE DOORSTEP

WHERE TO GO WHEN YOU NEED...

MILK & DAILY ESSENTIALS

A Tesco Express and independent newsagents on the high street, a two-minute walk for the odd pint of milk or the morning paper.

DINNER & DRINKS

Browns for a casual meal; The Crazy Bear for Thai; Riwarz by Atul Kochhar the pick of the Indians. Giggling Squid, Pizza Express and the local chippy, plus Vinny & Ted's wine bar, The Saracen's Head and The Greyhound.

SCHOOLS

Grammars are a major draw: Beaconsfield High (girls) in town, Dr Challoner's Grammar (Amersham) and RGS High Wycombe for boys. Independent preps Davenies and High March, both in Beaconsfield.

THE WEEKLY SHOP

Sainsbury's, Marks & Spencer and Waitrose all within walking distance; a large Tesco superstore about ten minutes away at Loudwater.

SPORT & FITNESS

Beaconsfield Cricket Club, the tennis club and the rugby club all within walking distance; Beaconsfield Golf Club a short drive; a public park with playground and outdoor gym just behind.

TRAINS & DAYS OUT

Beaconsfield (Chiltern) into Marylebone from around twenty-three minutes. A favourite loop runs through the park opposite; Taplow woods ten minutes away, Black Park with Go Ape a little beyond.



THE FINER DETAILS

GROSS INTERNAL AREA	5,284 sq ft over three floors (incl. garage)
STYLE & AGE	Edwardian, built 1905
TENURE	Freehold
LOCAL AUTHORITY	Buckinghamshire Council
COUNCIL TAX	Band H
EPC RATING	D
CONSTRUCTION	Brick and block, clay-tile roof

HEATING & HOT WATER	Gas central heating, Megaflow tank, underfloor heating to key rooms
SERVICES	Mains water (metered), drainage, electricity
BROADBAND & SIGNAL	Full-fibre (FTTP), full mobile coverage
KITCHEN	Bespoke Tom Howley, Corian worktops, integrated Miele
TECHNOLOGY	Sonos audio and Control 4 cinema system
PARKING	Double garage with electric door, plus driveway for 3-4 cars
DISTANCES	Marylebone from approx 23 mins; Heathrow approx 20 mins; Cotswolds approx 45 mins

FLOOR PLAN



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

TOTAL FLOOR AREA:	
GARAGE:	28m ²
GROUND FLOOR:	270m ²
FIRST FLOOR:	132m ²
SECOND FLOOR:	59m ²



THE NEXT CHAPTER

Hedgerley End House is that unusual thing: a period home that asks nothing of its next owners but to move in and enjoy it.

Meticulously renovated, generously proportioned and genuinely rare in its Old Town setting, it has been a much-loved family home, and it is ready for its next chapter.



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WHAT3WORDS

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