

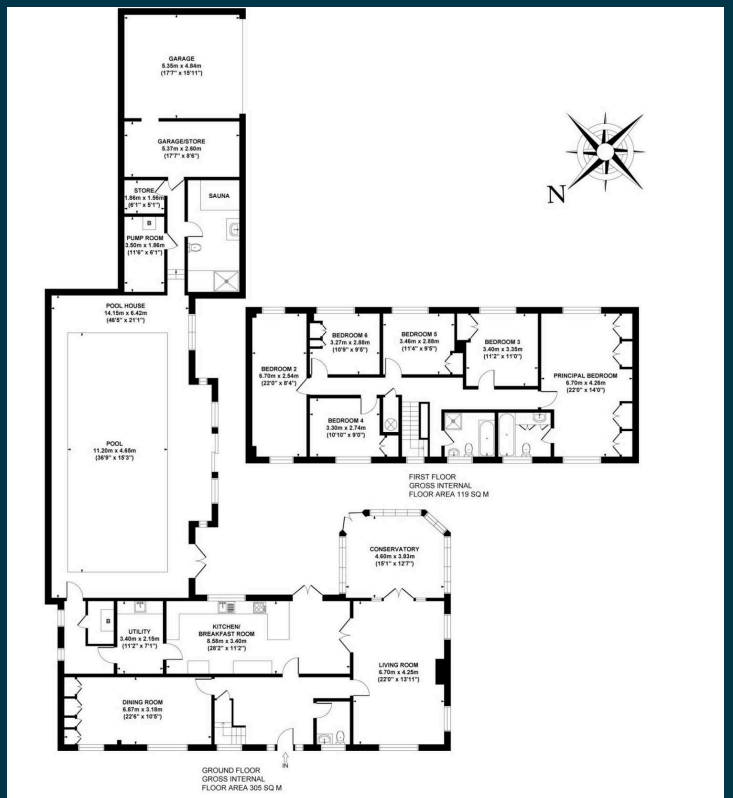
1 Eghams Close, Knotty Green

Guide Price £2,200,000

Ashington Page

Key Features:

- Substantial family home offering over 4,000 sq ft.
- Six bedrooms and impressive 27ft kitchen/breakfast room.
- 26ft indoor swimming pool, sauna and changing facilities.
- Grounds approaching 0.36 acres.
- Planning permission (July 2026) for a detached 2,500 sq ft house, ideal for multi-generational living, investment or resale of the plot. No obligation to build.
- Gated driveway and ample parking.
- Prestigious Knotty Green location, close to Beaconsfield town centre and station.
- **EPC:** D, **Council Tax Band:** H, **Tenure:** Freehold



1 EGHAMS CLOSE, KNOTTY GREEN, HP9 1XN
APPROX. GROSS INTERNAL FLOOR AREA 424 SQ M / 4564 SQ FT
(INCLUDING GARAGE/OUTBUILDING)
FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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01494 680018
info@ashingtonpage.co.uk
www.AshingtonPage.co.uk