



Ledborough Lane, Beaconsfield

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# A spacious family home full of character and charm

This five bedroom detached Edwardian home is prominently located on Ledborough Lane, a desirable residential road in Beaconsfield's New Town, next to High March School and a short level walk from Beaconsfield Station on the Chiltern Line to London Marylebone.

The house boasts an abundance of space as well as many original features, offering a perfect blend of modern living and traditional charm. The New Town offers an extensive range of amenities including Waitrose and Sainsburys, as well as cafes, restaurants, the famous Bekonscot Model Village and easy access to open countryside, all from your doorstep.



**Guide price:** £1,750,000

**Tenure:** Freehold

**Local authority:** Buckinghamshire Council

**Council tax band:** G

Built in 1910, this substantial family home offers notably high ceilings, feature fireplaces and many other character features throughout, as well as a practical layout, ideal for a family looking for flexible reception spaces with potential for further development.

## Distances

Beaconsfield train station 0.6 miles (London Marylebone 26 mins)

Beaconsfield Old Town 1.3 miles | M40 (J2) 2.3 miles | M25 (J16) 7.1 miles

Amersham 5.1 miles | London Heathrow 14.9 miles | Central London 27 miles

(All distances and times are approximate)









## Accommodation

You are greeted with a light and bright entrance hall which creates impact from the outset and leads to the three principal reception rooms. The spacious sitting room features a bay window with a fitted sitting area, original fire surround with a gas-coal fire that enhances the cosy atmosphere, and French windows which provide direct access to the rear garden. There is a separate large dining room, ideal for entertaining, which also has a feature fire surround and a bay window looking over the front gardens.

The breakfast room features a wood burner, original Welsh dresser and wall cabinets, and a heated tiled floor. It leads on to the wonderful fitted kitchen, added by the current owners in 2004 and featuring a vaulted ceiling, modern appliances, granite worktops and underfloor heating. This room is truly the heart of the home, and opens out onto a paved patio. It also extends into a practical utility room and a separate downstairs WC/cloakroom, both of which also provide useful extra storage.

The five bedrooms are spread across the first and second floors via a wide staircase with original wooden handrails and posts. All five rooms offer generous proportions, with the principal bedroom benefiting from a south-facing bay window and an en suite shower room.

There are two further double bedrooms on the first floor. Both have original cast iron fireplaces, and the larger one also has access out to a sunny west-facing roof terrace. The first floor is completed by a family bathroom with a separate shower room next door, both having underfloor heating.

The second floor comprises two further double bedrooms, a walk-in storage cupboard and a second family bathroom.











Generous sized  
bedrooms for both  
family and guests





## Outside space

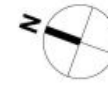
Outside at the rear, the patio is perfect for entertaining and outdoor dining. The garden is bordered to the rear with mature hedging, providing a high level of privacy. There is a selection of trees and shrubs as well as three raised vegetable beds, a second paved area and a log store. There are gated paths on both sides of the house, one of which has access to the utility room and two useful garden stores.

The front garden is a large additional outside space to enjoy as well as adding privacy to the property overall. The large gravel driveway provides ample parking for multiple vehicles, and there is an adjoining single garage which is also accessible from the rear garden, and has a feature spiral staircase to the roof terrace.





Ground Floor = 116.9 sq m / 1258 sq ft  
 First Floor = 96.4 sq m / 1038 sq ft  
 Second Floor = 53.6 sq m / 577 sq ft  
 Outbuildings = 23.9 sq m / 257 sq ft (Including Garage)  
 Total = 290.8 sq m / 3130 sq ft  
 Including Limited Use Area (6.6 sq m / 71 sq ft)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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