

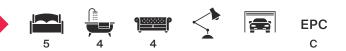
Lakesfield, Beaconsfield, Buckinghamshire



A detached home on an exclusive development of just three houses.

This elegant five-bedroom detached home is tastefully styled and immaculately presented throughout. Designed and constructed in 2009 by the current owners, this chain-free property is ideally positioned, just a stone's throw away from the amenities of Beaconsfield's sought-after Old Town and surrounded by open countryside, offering the best of both worlds.

Featuring a seamless, expansive layout over two floors, the house is complemented by a secluded rear garden. Modern amenities include underfloor heating, powered by a ground source heat pump.



Guide price: £1,550,000 Freehold Local authority: Buckinghamshire County Council Council tax band: G

Distances

Beaconsfield New Town 1 mile | London Marylebone 26 minutes | M40 J2 0.9 miles | Gerrards Cross 3.8 miles | Amersham 6.4 miles | Central London 25.7 miles (All distances and times are approximate)

Schools

Beaconsfield has a number of highly regarded schools for all ages, both state and private schools, as well as the Grammar School System, making it a popular choice for young families.





Accommodation

Upon entering, a spacious hallway grants access to the principal reception rooms, a guest cloakroom and under stair storage. The bright sitting room with contemporary log-burning stove, is bathed in natural light through double aspect windows. This welcoming space seamlessly connects to the dining room and the orangery, creating a harmonious flow between the house and garden. Overlooking the garden, the kitchen is well-appointed with high-end appliances, Silestone work surfaces and a convenient breakfast bar with wine storage below. A utility room, adjacent to the kitchen, offers additional storage and an alternative access point to the outside.

The ground floor includes a self-contained office with an adjoining shower room, providing versatility for various uses such as a home gym or an annexe for relatives.

Upstairs, five generously proportioned bedrooms provide well-balanced accommodation with the ground floor. The principal suite features a wall of built-in wardrobes and an en suite with separate shower and bath, with views over a nearby meadow. There is a further large en suite double bedroom with wardrobes and eave shelving, as well as three additional bedrooms, all with built-in wardrobes, that are served by a modern family bathroom.





















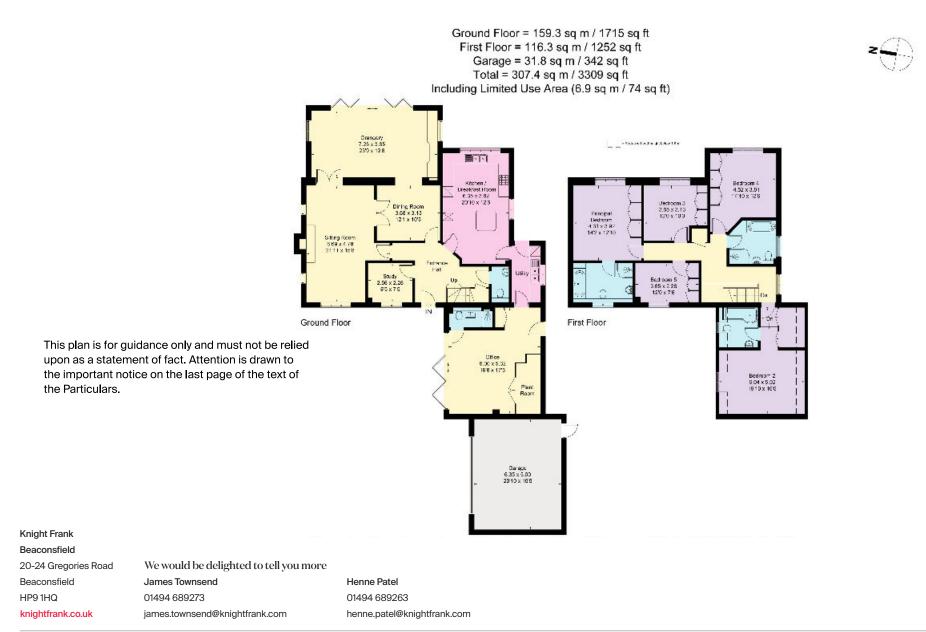
Outside space

Outside, the well-maintained garden with a large patio offers an ideal space for outdoor entertaining. Tall hedging and mature borders ensure privacy, and a 'secret garden' at the rear provides a secluded seating area.

Situated in a private road of just three detached homes, the property benefits from the security of electric gates at the head of the road. This leads to a gravelled driveway with parking for several vehicles and a double garage. A log store and further external storage are located behind the garage and office.

Located in a private road servicing three detached homes





Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2023. Photographs and videos dated January 2023.

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