



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



Ground Floor = 159.3 sq m / 1715 sq ft
 First Floor = 116.3 sq m / 1252 sq ft
 Garage = 31.8 sq m / 342 sq ft
 Total = 307.4 sq m / 3309 sq ft
 Including Limited Use Area (6.9 sq m / 74 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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