



Avalon, Beacons Bottom, Buckinghamshire



A beautifully presented and upgraded four bedroom family home with a one bedroom, self contained home.

Summary of accommodation

Main House

Entrance hall | Open plan living/dining room | Kitchen
Principal bedroom with dressing room and en suite shower
Guest bedroom with en suite shower room
Bedroom three and four (occasional study)
Family bathroom

Annexe

Entrance hall | Open plan living room/kitchen
Bathroom | Double bedroom

Garden and Grounds

Driveway | Lawned gardens
In all about 0.19 acres



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Situation

The home is situated in the small Chiltern's hamlet of Beacons Bottom, a pretty and eclectic collection of homes, surrounded by delightful Chiltern's countryside. Between Piddington and Stokenchurch (junction 5 of the M40 is just 1.5 miles away) Beacons Bottoms is in the Green Belt and is an Area of Outstanding Natural Beauty.

Buckinghamshire is renowned for its standard of education and Avalon sits within close proximity of a number of very good schools catering for children of all ages, both state and independent.

Distances

Stokenchurch 1.5 miles (M40 J5)

High Wycombe 5.5 miles

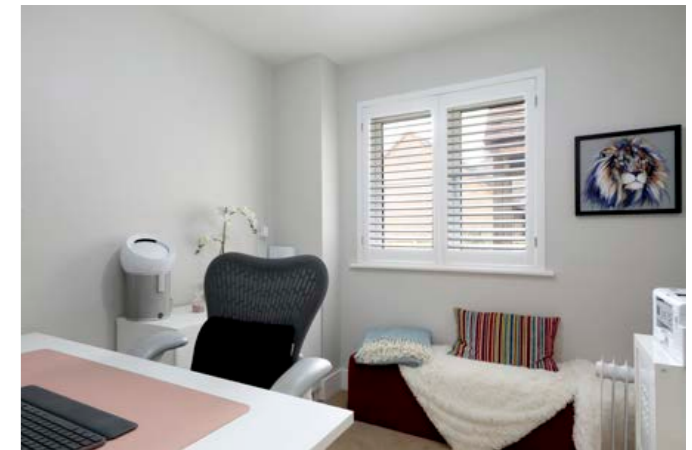
London Marylebone 28 minutes

Princes Risborough 6.5 miles

London Heathrow 28 miles

Central London 40 miles

(All distances and times are approximate)



Avalon

Avalon is entered via the welcoming entrance hall and the accommodation is as shown in the enclosed floor plans.

Refurbished and renovated, the house offers a lovely, light feeling. The main reception room with a log burning stove runs the width of the rear of the property with doors opening to the gardens; off this is the very well fitted open plan kitchen. Arranged over three levels, the four bedrooms and three bath/shower rooms are all well-appointed.





Annexe

A very useful, one bedroom self-contained home, suitable for a variety of uses including guest accommodation, family annexe and home office.

It is approached separately and is presented to the same high standards of the house.

Outside, it has it's own decked terrace.

Approximate Gross Internal Floor Area

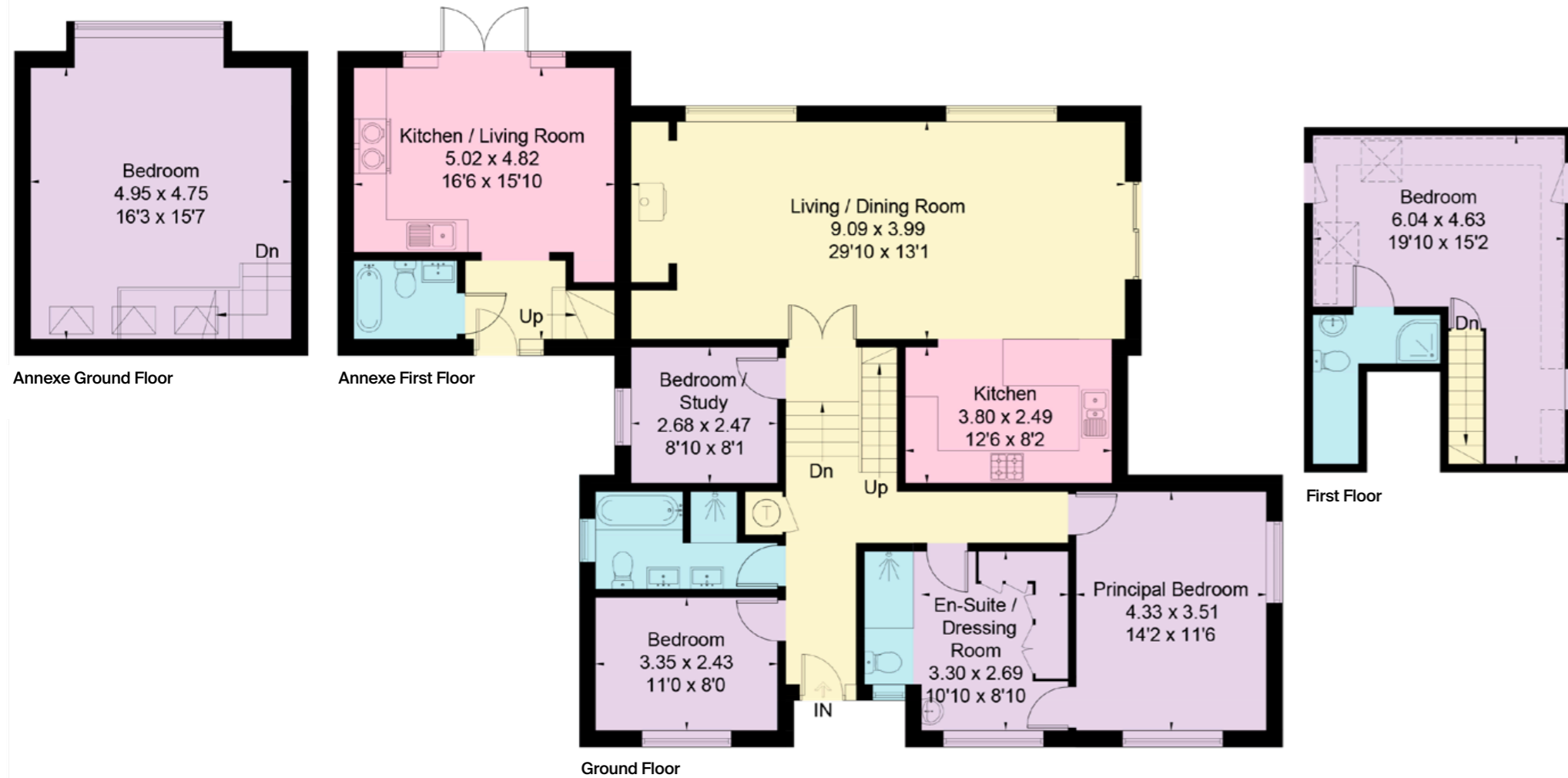
Ground Floor: 112.7 sq m / 1,213 sq ft

First Floor: 25.2 sq m / 571 sq ft

Annexe Ground Floor: 24.9 sq m / 268 sq ft

Annexe First Floor: 24.8 sq m / 267 sq ft

Total: 187.6 sq m / 2,019 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.



Garden and Grounds

The house, approached across a good-sized driveway, sits well within its grounds with open areas of lawn which is home to much wildlife, and all enclosed by mature hedging.

Property information

Tenure: Freehold.

Services: Air conditioning and heating (air to air) and mains water, electricity & drainage.

Local authority: Buckinghamshire Council

Council Tax Band: F

Energy Performance Certificate Rating: D (rating 57)

Postcode: HP14 3XE

Viewings

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.



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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