



6 HOLTSPUR TOP LANE, BEACONSFIELD, HP9 1DW

Winkworth



**6 HOLTSPUR TOP LANE, BEACONSFIELD,
BUCKINGHAMSHIRE, HP9 1DW**

A DECEPTIVELY SPACIOUS FOUR BEDROOM HOME LOCATED ON THE SOUTHERLY EDGE OF THE PICTURESQUE TOWN OF BEACONSFIELD WITH LAWNED GARDEN AND GATED OFF-STREET PARKING

- Detached home
- 0.5 miles from local school
- Four reception rooms
- Conservatory
- Four bedrooms
- Two bath/shower rooms
- Pretty rear garden
- Garage and gated parking
- EPC E

This wonderful detached home has been recently refurbished and offers very flexible living space over two floors. On ground floor level are four reception rooms including a bright 22ft family room, a double reception room with inset wood burning stove, a study, a dining room and a large conservatory with direct access out into the garden. The kitchen breakfast room is well equipped with a good range of Shaker style wall and base units complemented by a granite work surface and integrated appliances. An island unit to the centre of the kitchen provides both seating and additional storage. There is also a practical cloakroom located from the hallway.

Stairs lead up to a light and airy first floor landing with access to loft. The master bedroom suite benefits from double doors out onto a balcony with iron balustrade and en suite shower room with a walk-in shower cubicle. There are three further bedrooms, all of which benefit from built in cupboards with shelving and hanging below. The family bathroom has been newly refurbished and comprises a modern three-piece suite.



£2,300 PER MONTH

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GARDEN AND GROUNDS

The property is set behind wrought iron gates and onto a gravel driveway with parking for numerous cars. The current owner has created colour and interest with raised sleeper borders with newly planted laurel. A garage to the right of the house, provides both additional storage and direct access through to the rear; handy for those with dogs or muddy boots. The rear garden has been laid mainly to lawn with shrubs, bushes, trees and panel fencing at its borders. To the rear of the house, a patio and decked area provides the ideal al fresco entertaining area.

LOCATION

Holtspur Top Lane is located on the southerly edge of the picturesque town of Beaconsfield with its comprehensive range of shops, restaurants and other local amenities. It is also within easy walking distance of countryside walks including the popular Holtspur nature reserve. The area is well served by road and rail links with Beaconsfield railway station at approximately 1.6 miles distant with a journey time into London from 22 minutes. The M40 meanwhile at approximately 1.5 miles away provides fast access to the M25, Heathrow and London.

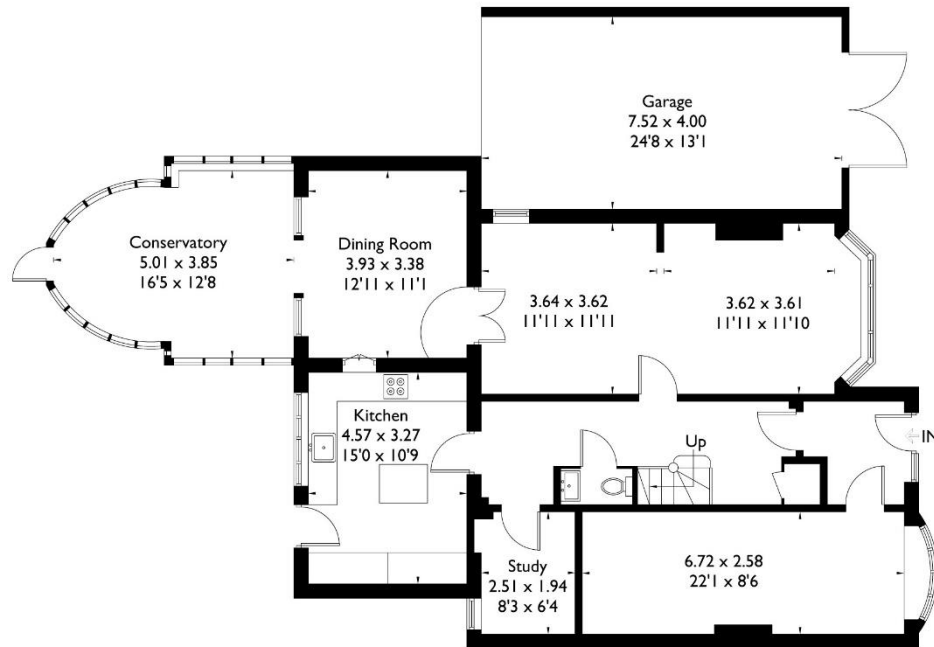
SCHOOLS

The area is well regarded for its excellent grammar schooling including the ever-popular Royal Grammar, John Hampden and Beaconsfield High Schools. The popular catchment school, Holtspur Primary is within walking distance at less than 0.5 mile away.

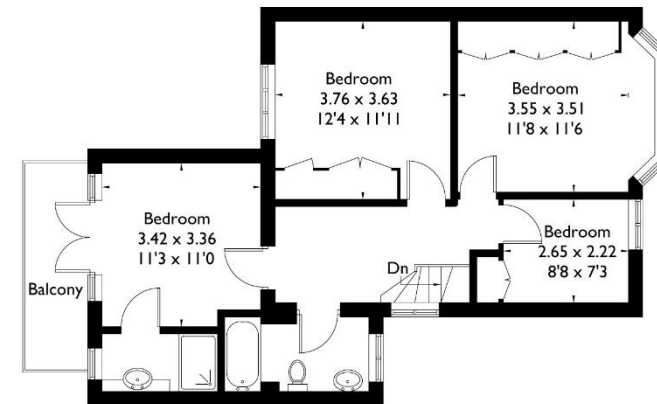


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Approximate Gross Internal Area = 185.1 sq m / 1992 sq ft
Garage = 30 sq m / 323 sq ft
Total = 215.1 sq m / 2315 sq ft



Ground Floor



First Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 171453

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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