



Highgrove House, Drews Park,
Beaconsfield

Highgrove House, Drews Park, Beaconsfield, Buckinghamshire, HP9 2TT

An elegant and luxurious home, individually planned and constructed to an exceptionally high standard by New Homes Estates Ltd of Gerrards Cross, designed to sit comfortably within a mature setting in the favoured Knotty Green area of Beaconsfield.

Accommodation Comprises:

- **ENTRANCE HALL • LIVING ROOM • DINING ROOM WITH STUDY AREA • KITCHEN/BREAKFAST AREA OPEN TO FAMILY ROOM •**
- **UTILITY ROOM • CLOAKROOM •**
- **MASTER BEDROOM WITH EN SUITE BATHROOM • BEDROOM 2 WITH EN SUITE SHOWER ROOM • 2 FURTHER DOUBLE BEDROOMS • FAMILY BATHROOM •**
- **DOUBLE GARAGE • ENCLOSED GARDENS • GATED ENTRANCE •**

PRICE £1.35 million

SITUATION

Set in the Drews Park region in Knotty Green on the northern side of Beaconsfield and approached through individual entrance gates, the house is situated at the end of a “no-through road” and enjoys a pleasant garden. Highgrove is about 1 mile from the centre of Beaconsfield New Town, which offers a good range of shops including boutiques, Waitrose and a Marks & Spencer Food Hall. The train service connects to London Marylebone and faster trains now take from 23 minutes. The town also benefits from excellent private and state junior schools, with associated renowned grammar schools. There are numerous local sporting clubs and facilities and the Old Town of Beaconsfield provides an excellent range of character shops, restaurants and hostelrys. The M40 (junction 2) is approximately 3 miles away and provides fast access to the M25, London and Oxford.

DESCRIPTION

Highgrove House is a traditionally constructed home with concrete ground and first floors and underfloor heating to both levels. The kitchen/breakfast and family room span the rear of the house and lead out to the patio and garden through two sets of bi-fold doors. The kitchen itself is well equipped with a range of quality appliances and the utility room with its additional external door provides plenty of supplementary storage space as well as washing facilities. The double aspect living room has an elegant fireplace and French doors to the courtyard. Upstairs each of the 4 bedrooms would accommodate a double bed and the master bedroom suite includes a well appointed bathroom with shower, bath and twin basins.

OUTSIDE

The house is approached through a gated entrance to a wide courtyard with professionally landscaped gardens leading to a double garage. Along the rear of the property is a wide stone patio, ideal for entertaining and looking onto the lawn and mature planting.

DIRECTIONS

From our office head towards Penn passing the Red Lion public house (on the left) and just a short distance further on Drews Park will be the second turning on left. Follow to the end and the gravelled drive to Highgrove House will be seen on the left hand side at the end of the road.

DETAILED SPECIFICATION

General

- Oak French polished newels and handrails to wide staircase
- Stepped contemporary cornices to selected rooms, with swan neck coving to most other areas
- Oak finish doors with walnut inlay detail, and high quality ironmongery
- Floor coverings throughout with high quality ceramic or Porcelain in hall, kitchen / breakfast / family area, utility and cloakroom and upstairs bathrooms, and high quality carpets to all remaining living areas.
- Extensive use of LED downlights

Lounge

- Fitted with Othello limestone fire surround with slim line chrome gas fire with pebbles

Kitchen

- German built bespoke kitchen and utility from 'Hacker' with doors and fronts in a combination of cream gloss and Anthracite gloss units
- Stone work surfaces in kitchen and utility
- High quality 'Porcelanosa' porcelain floor tiling
- Appliances include two ovens, plus combination microwave/oven, coffee machine, two integrated fridge/freezers, integrated dishwasher, and an extra wide 4 zone induction hob with central warming zone

Bedrooms

- Fitted wardrobes from 'Daval' to master bedroom
- Wardrobes to bedrooms 2 and 4 utilising co-ordinating doors and Oak finish internal shelving

Bathrooms

- 'Villeroy and Boch' sanitary ware with 'Grohe' chrome fittings
- Fitted bathroom furniture in master bedroom en-suite, family bathroom and cloakroom
- 'Porcelanosa' tiling to walls and floors
- Heated towel rails to bathrooms and cloakroom

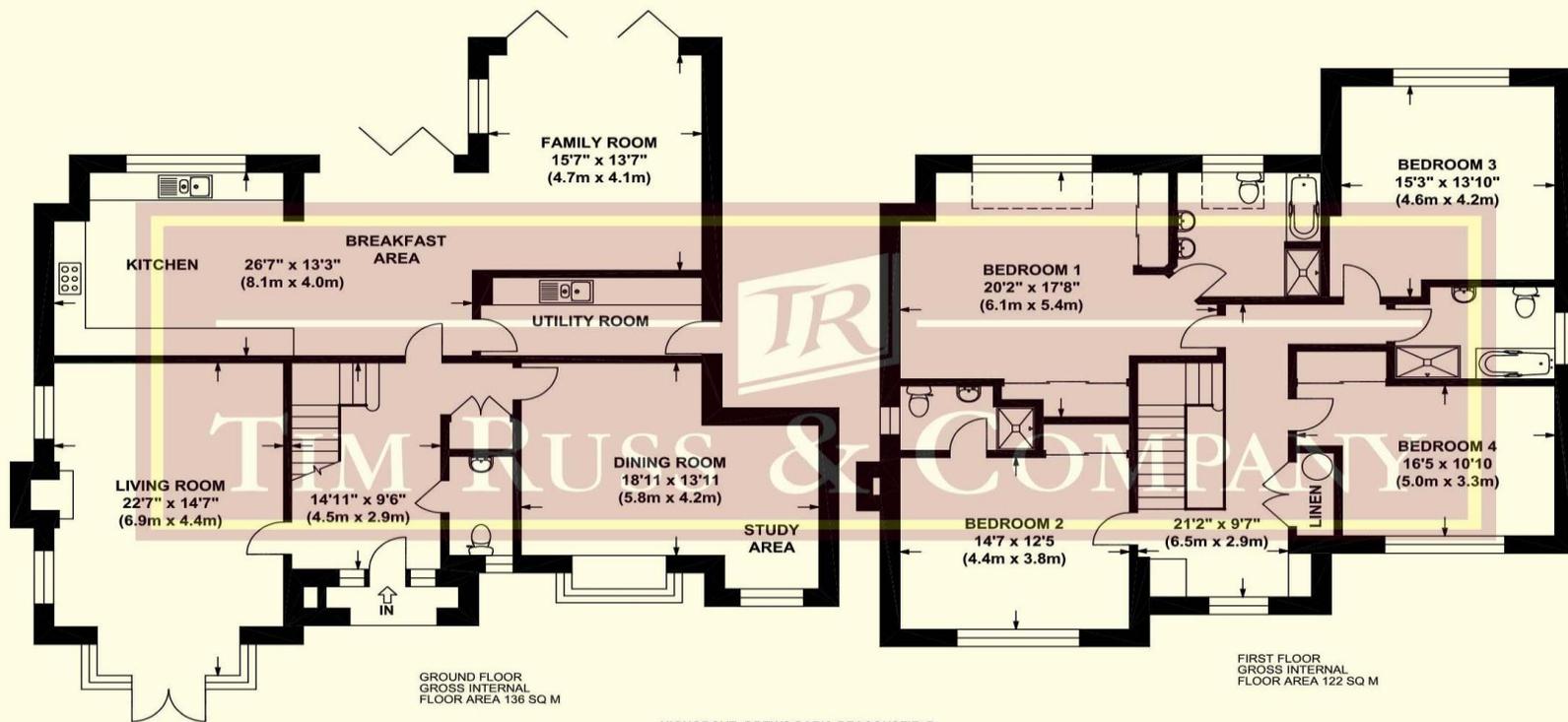
Media and Communication

- TV, DAB/FM and twin satellite points to most rooms
- Cat 5e allows telephone/phone systems, broadband and computer (home network) connections to most rooms and integration to TV/satellite system (subject to connection of appropriate reception equipment)
- High level points for flat panel screens, four in total to kitchen/breakfast/family room, one to dining room and one each to all bedrooms, with HDMI, Cat 5 and Coax cabling for remote sky box, DVD etc

Security

- Full burglar alarm fitted with detectors in principle areas, and two external visual and audio strobes.
- Audio entry system to ground and first floor with supply to front gate
- CCTV cameras provided to three elevations accessed to subject to clients integration requirements





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 136 SQ M

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 122 SQ M

HIGHGROVE, DREWS PARK, BEACONSFIELD
APPROX. GROSS INTERNAL FLOOR AREA 258 SQ M / 2777 SQ FT
FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE



Viewing by appointment only

6 BURKES COURT • BURKES ROAD • BEACONSFIELD • BUCKS • HP9 1NZ

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Important Notice

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