



West Cottage



*Ashington Page*



West Cottage offers the perfect blend of charm, space, and modern living. With open countryside and woodland walks just moments away, this home enjoys a peaceful setting while remaining close to local amenities and only a short drive from Beaconsfield and High Wycombe, both of which provide excellent shopping, dining, and fast train services to London Marylebone.

Originally built in the 1930s, the property has been completely modernised and tastefully decorated to an exceptional standard by the current owner. Behind secure electric gates, a block-paved driveway provides parking for several vehicles, complemented by a detached garage and electric charging point. Security cameras add further peace of mind. Inside, the house boasts spacious and flexible accommodation, perfectly suited to modern family life.

Upon entering the property, you are welcomed by a spacious entrance hall finished with beautiful Ted Todd flooring, which flows seamlessly through to the kitchen and main living areas. Underfloor heating runs throughout the majority of the ground floor, adding a sense of warmth and comfort.

The formal reception room is a stunning triple-aspect space, featuring an elegant limestone mantelpiece with a log burning stove, complemented by bespoke integrated cabinetry and shelving.

To the rear of the hallway lies the heart of the home, the kitchen and dining area. This impressive space is fitted with hand-painted, bespoke cabinetry in a timeless neutral design, finished with a blend of quartz and wooden worktops. A butler's sink with drinking water filter tap, a peninsula breakfast bar, and French doors leading to a veranda create both functionality and charm. Integrated appliances include a large fridge and freezer, dishwasher, and wine fridge, with space for a Rangemaster or Everhot cooker. The veranda itself is finished with striking reclaimed Spanish tiles, providing the perfect spot for outdoor relaxation.





Adjacent to the kitchen is a practical boot room with a separate entrance from the front, and a utility room offering additional storage, plumbing for a washing machine and tumble dryer, a sink, and housing for the gas boiler, with external access to the side of the house. The ground floor also provides a versatile study, a downstairs cloakroom with Burlington pedestal basin, enclosed shower cubicle, and Silverdale WC, as well as Bedroom 5, a generous double with ample space for free-standing furniture.

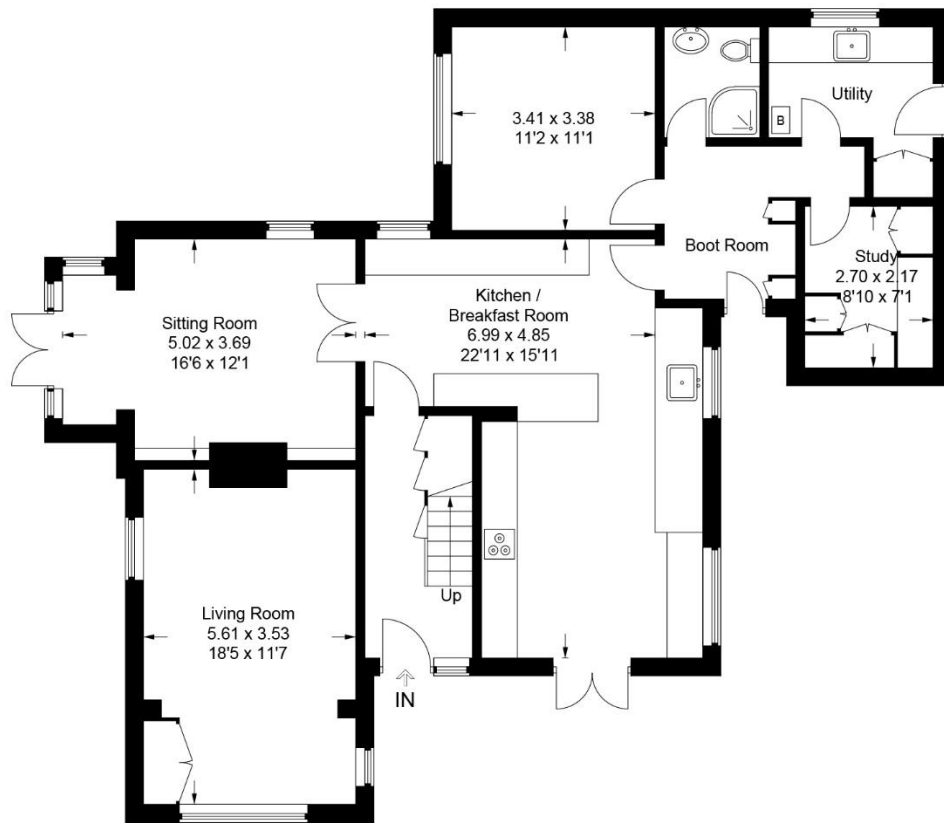
The staircase rises to a bright and spacious landing, giving access to four further bedrooms. The principal bedroom is a generously proportioned triple-aspect room, featuring integrated wardrobes, a charming character fireplace. French doors open onto a private balcony with wonderful views over the rear garden. Bedroom two is a well-presented double, benefiting from dual-aspect windows, integrated wardrobe space, and a built-in desk. Bedroom three offers another large double with dual-aspect outlook and fitted wardrobes, while bedroom four is also a double, enjoying dual-aspect light and integrated storage.

The family bathroom is fitted to a high standard with a freestanding bath, Vitra vanity unit, Silverdale WC, and underfloor heating. A further bathroom provides a stylish walk-in shower with monsoon showerhead, vanity unit, and Silverdale WC.

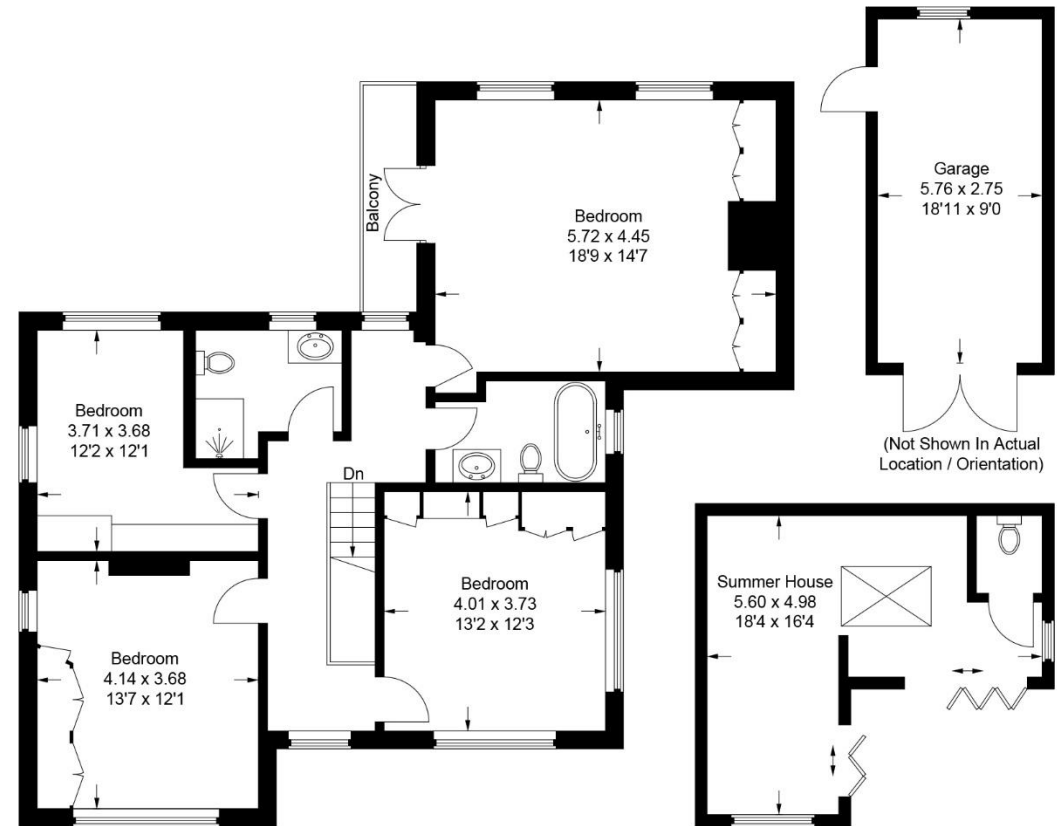
The wraparound south and south-west facing garden offers a wonderful sense of privacy, enclosed by mature hedging and enhanced by established trees and raised flower beds. Designed to make the most of the sun throughout the day, the garden provides a choice of inviting seating areas perfect for both relaxation and entertaining. For families, a built-in sunken trampoline provides great fun for younger children, while practical touches include hot and cold external taps. At the rear of the garden stands a versatile sunroom, complete with bi-fold doors, electric heaters, a sink with hot water, and its own WC. This adaptable space could serve as a study, home gym, teenage retreat, or an additional reception room. A water softener is also conveniently housed in the garage.



Approximate Gross Internal Area  
 Ground Floor = 113.4 sq m / 1,221 sq ft  
 First Floor = 92.6 sq m / 997 sq ft  
 Outbuildings = 36.0 sq m / 387 sq ft  
 Total = 242 sq m / 2,605 sq ft  
 (Including Garage)



**Ground Floor**



**First Floor**

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





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on

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