



Gregories Road, Beaconsfield



Ashington Page



72 Gregories Road

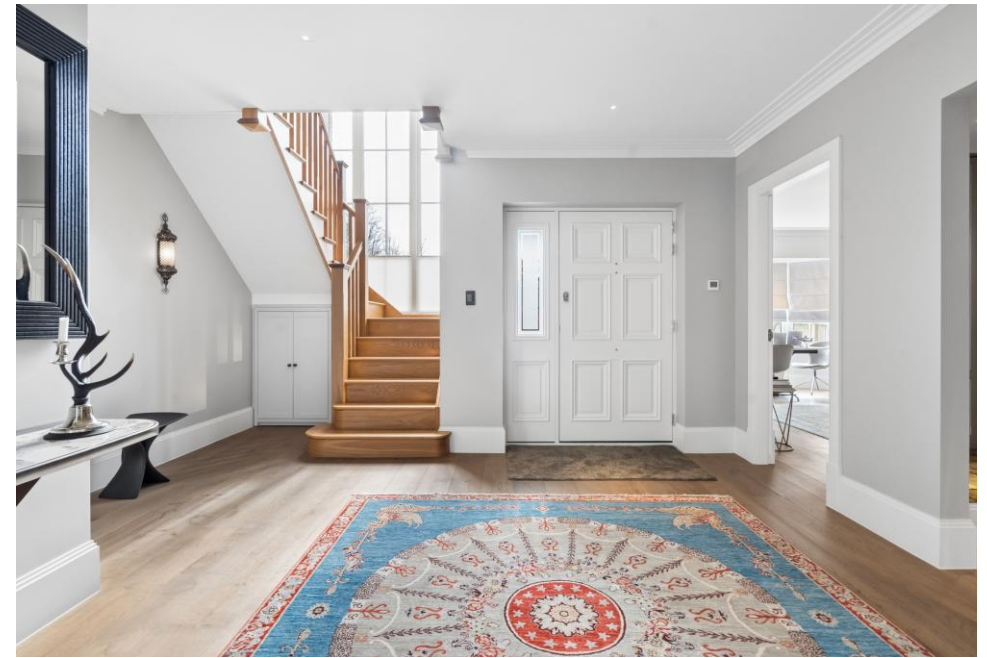
Built in 2023 for the current owners to exacting standards this exceptional home is in our opinion one of the finest examples of modern and luxury living in the area. Highlights of the specification include:

- Lighting by John Cullen
- Bathrooms and vanity units supplied by C.P. Hart of Amersham
- Bespoke kitchen, storage and internal doors
- All double glazed windows are solid oak
- Flooring is engineered oak, Tiles sourced from Italy and France
- Control4 system for home automation

High levels of natural light are achieved by the numerous good sized windows and this quality is enhanced by good ceiling heights and elegant skirting and cornicing.

From the spacious entrance hall there are two Study/Offices, one with a bay window and fitted furniture along one wall and the other a bespoke fitted multifunctional dual home study for a sophisticated, shared workspace within the home.

Double doors lead into the impressive open plan Drawing Room and Kitchen/Dining Room. In the Drawing Room there is fitted contemporary furniture along one wall with a dedicated media centre.





The Kitchen/Dining Room needs to be seen to be appreciated. Designed for entertainment and high level home cooking the Miele appliances include 2 separate ovens, 2 microwaves, induction hob with worktop flush extractor behind, tall fridge and separate tall freezer. Large peninsular unit that looks out to the dining area which has a set of French doors and another door leading to the terrace and lawn.

The Principle Suite is an impressive space and a retreat and has an en suite which includes a steam room. This is a space that you won't want to leave in a hurry. On this floor there are two further suites and a bedroom which is served by an adjoining bathroom.

Stairs (with an roof lantern above for natural light) lead to an excellent second floor with a lounge area, bedroom, shower room and two loft storage areas.

Outside a sliding wrought iron electric gate with entry phone leads to a large block paviour driveway with parking for numerous cars.

The rear garden is professionally landscaped and measures approaching 110 feet (33.5 metres) in depth and the plot is about 0.24 acres. There is a large summer house.

The location is ideal as well being less than 450 metres from the town centre and a walk from front door to train platform (to London Marylebone) is under 10 minutes.

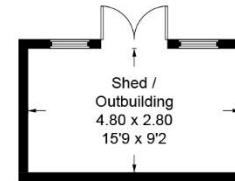
Tenure: Freehold

EPC: B

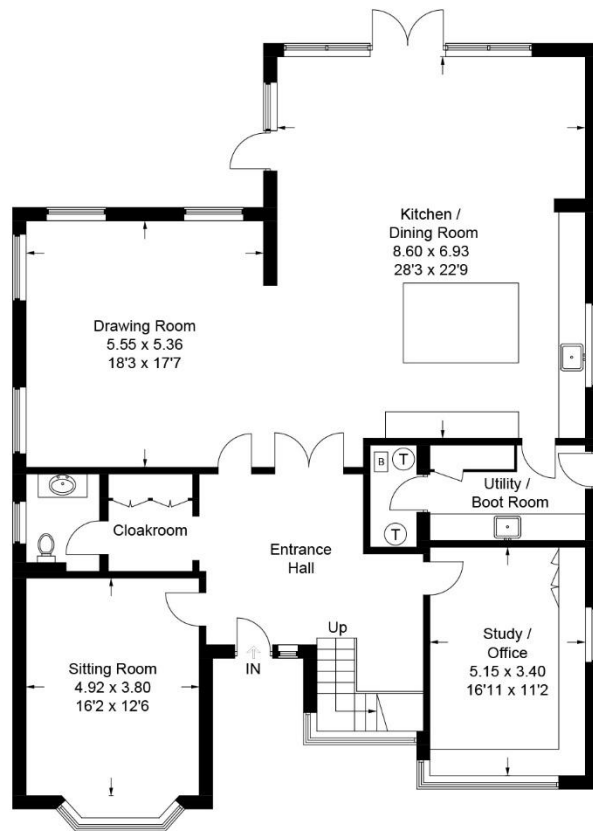
Council Tax Band: H



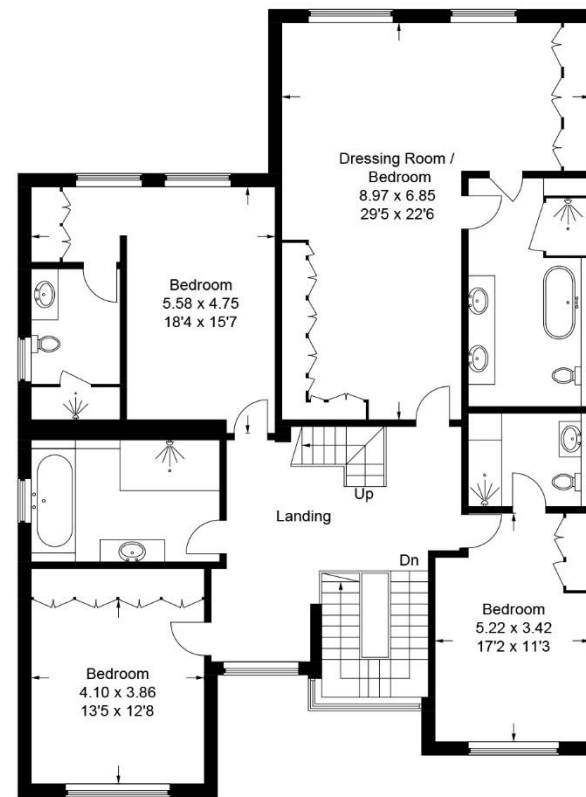
Approximate Gross Internal Area
 Ground Floor = 176.3 sq m / 1,898 sq ft
 First Floor = 179.6 sq m / 1,933 sq ft
 Second Floor = 102.4 sq m / 1,102 sq ft
 Shed / Outbuilding = 13.4 sq m / 144 sq ft
 Total = 471.7 sq m / 5,077 sq ft



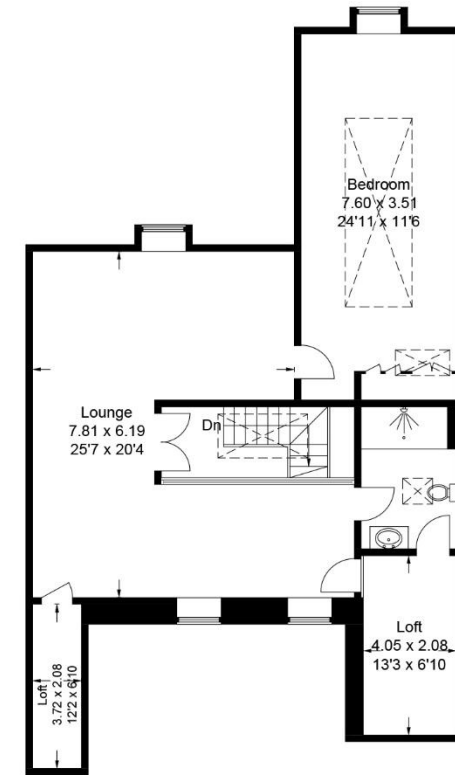
(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor



Second 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.





For an appointment to view this property, please contact AshingtonPage on 01494 680 018 or Email info@ashingtonpage.co.uk

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