



Woodpeckers



Ashington Page



Tucked away at the end of a quiet lane this 6 bed detached property is a beautifully presented home offering a rare sense of privacy and seclusion. Set back from the road, the property is approached via a generous tarmac driveway providing ample parking for several vehicles, creating an impressive first impression. Ideally located, the property is within easy reach of Beaconsfield, offering a range of boutique shops, restaurants, and amenities, as well as a mainline station providing excellent transport links into London. The area is also renowned for its selection of highly regarded schools, making it particularly attractive for families.

Stepping inside, a welcoming porch leads into a spacious entrance hall, complete with a convenient cloakroom offering storage for coats and shoes, along with a downstairs WC. From here, the home unfolds effortlessly. On the left side of the hallway, a versatile second reception room with wood flooring provides the perfect setting for a study, playroom, or snug. On the opposite side, double doors lead through to a large and elegant living room features engineered wood flooring and a charming gas fire with a stone surround mantelpiece, creating a warm and inviting space.

The stunning bespoke kitchen, designed by Tom Howley, is a true centrepiece, thoughtfully laid out around a substantial island with breakfast bar seating. Quartz worktops with a range of integrated appliances, including a dishwasher, microwave oven, warming drawer, and an Everhot cooker, make this a space ideal for both everyday living and entertaining. Underfloor heating adds comfort, while large Kloeber bifold doors span the rear, seamlessly connecting the indoors with the garden.

The kitchen provides a generous space for a dining area with steps leading up to a further space currently used as a music room and also providing additional seating and storage. A separate utility room offers practicality with a Belfast sink, plumbing for washing appliances, and space for a large fridge freezer.





On the other side of the kitchen there are steps down to a striking exposed brick fireplace with wood burner and chimney breast creating a characterful focal point, complemented by bifold doors opening onto the garden.

Upstairs, a split-level landing provides access to five well-proportioned bedrooms. The principal suite is a standout feature, boasting a private balcony overlooking the garden, fitted wardrobes, and a recently installed ensuite complete with underfloor heating, a floating vanity unit, monsoon shower, panelled bath, WC, and heated towel rail.

A generous guest bedroom also benefits from integrated wardrobes and a stylish ensuite shower room with underfloor heating. Bedroom three offers a unique layout with steps leading to a dressing area and ample storage, alongside its own ensuite bathroom. Bedrooms four and five are both comfortable doubles, with the fifth equally suited as a study. A well-appointed family bathroom serves these rooms.

A further staircase leads to an additional large living space, ideal as a media room, teenage retreat, or extra reception area, complete with useful eaves storage.

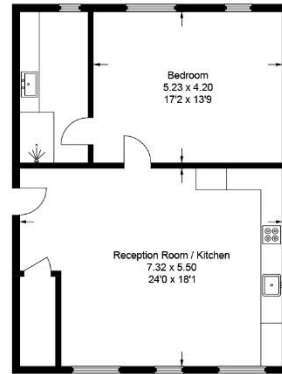
Externally, the property continues to impress. The grounds have been thoughtfully designed to create a private, wellness-inspired retreat. The garden is laid to a combination of lawn and AstroTurf, bordered by mature trees and panel fencing for privacy. A summer house with lighting and heating sits at the far end of the garden.

A recently installed heated swimming pool, powered by an air source heat pump and complete with an electric safety cover and high-spec swim jet, forms the centrepiece of the outdoor space. This is complemented by a sauna, ice bath, and outdoor shower, offering a truly luxurious, spa-like experience at home.

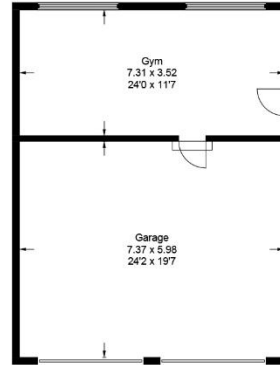
In addition, the property benefits from a double garage with a separate gym and a superb self-contained annexe above. With its own private garden, the annex includes a spacious living area, fully fitted kitchen with integrated appliances, a large bedroom with storage, and a bathroom with shower and washing facilities, ideal for guests, extended family, or independent living.



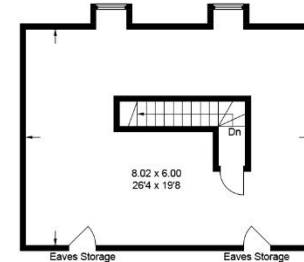
Approximate Gross Internal Area
 Ground Floor = 157.1 sq m / 1,691 sq ft
 First Floor = 152.4 sq m / 1,640 sq ft
 Second Floor = 48.9 sq m / 526 sq ft
 Outbuildings = 142.8 sq m / 1,537 sq ft
 (Including Garage)
 Total = 501.2 sq m / 5,394 sq ft



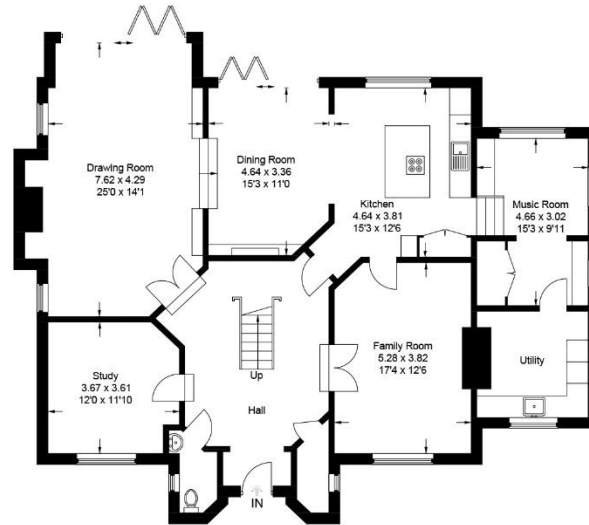
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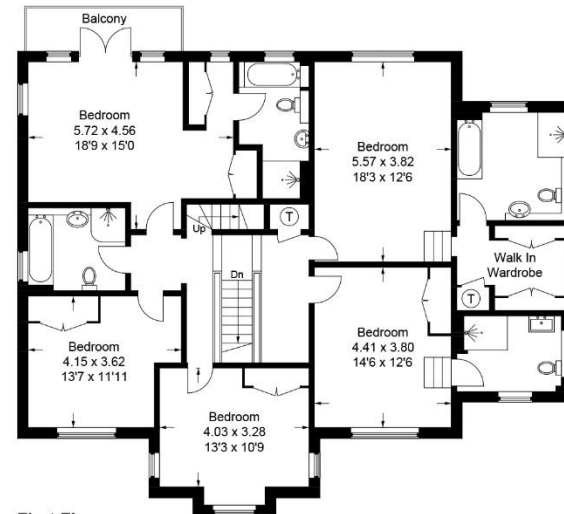
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Second Floor



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.





For an appointment to view this property, please contact Ashington Page on **01494 680 018** or email info@ashingtonpage.co.uk

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