



171 Cherry Tree Road, Beaconsfield - HP9 1BA  
£1,925,000

**TR** TIM RUSS  
& Company





## 171 Cherry Tree Road

Beaconsfield, Beaconsfield

- Bespoke Home Built In 2015
- 1/4 Acre Plot
- Stunning Zen Garden
- Gated Driveway
- Double Garage
- Flexible Accommodation
- Yoga and Gym Room
- Close To Local Schools

Beaconsfield station (1.1 miles) offers fast links to London Marylebone and Birmingham. The M40 and M25 provide easy access to central London, Heathrow (15 miles), and Gatwick. Beaconsfield's historic Old Town features independent shops, restaurants, a weekly market, and a monthly farmers market. The New Town offers extensive shopping and is ideal for families and commuters. The area is known for excellent schools, including Beaconsfield High (girls) and the Royal Grammar School in High Wycombe (boys). Nearby independent options include High March, Davenies, Caldicott, and The Beacon.





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Beaconsfield, Beaconsfield

Built in 2015 and finished to a high specification, this impressive detached home offers over 3,500 sq ft of beautifully designed living space across three floors on a quarter of an acre plot.

This 2015 built 7 beds room family house has many unique characteristics to offer : Zen Garden and pond, yoga/gym rooms and more space could be created further . A generous quarter- acre plot in a prime location just minutes to the shops , local schools, gyms and green field , the house beautifully presented flexible living/working/relax space carefully planned across 3 floors over 3500sq ft.

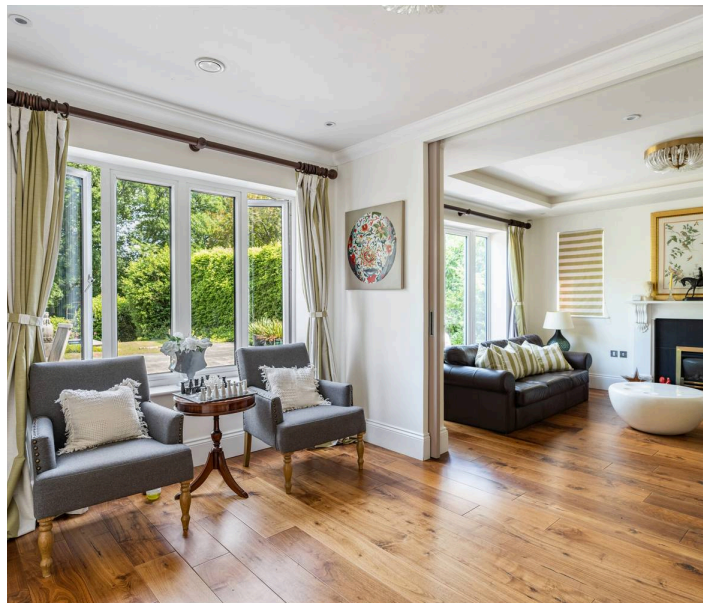
Designed for both style and comfort, the home features high-spec finishes throughout, including walnut flooring, triple-glazed windows and doors, concrete floors for enhanced soundproofing, a full air circulation system, and CCTV.

## Ground Floor:

The welcoming reception hall leads into a large open-plan kitchen/breakfast room with integrated appliances, a walk-in larder, and bi-fold doors opening onto the stunning landscaped garden. A separate snug, elegant sitting room with marble fireplace and French doors, and a striking dual-aspect family/dining room (with two sets of bi-folds) offer multiple zones for relaxing or entertaining — all overlooking the garden. A fitted utility room, guest cloakroom, and a private home office complete the ground floor.

## First Floor:

The principal bedroom suite is a peaceful retreat, featuring a Juliette balcony with garden views, a walk-in wardrobe, and a luxury en suite with freestanding bath and separate shower. A guest bedroom includes its own







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Approximate Gross Internal Area

Ground Floor = 147.72 sq m / 1,590 sq ft

First Floor = 123.56 sq m / 1,330 sq ft

Second = 62.43 sq m / 672 sq ft

Total = 333.71 sq m / 3,592 sq ft

(Including Garage)

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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