



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

TR TIM RUSS
& Company



171 Cherry Tree Road

Beaconsfield,

- Bespoke Home Built In 2015
- 1/4 Acre Plot
- Stunning Zen Garden
- Gated Driveway
- Double Garage
- Yoga and Gym Room

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. 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.



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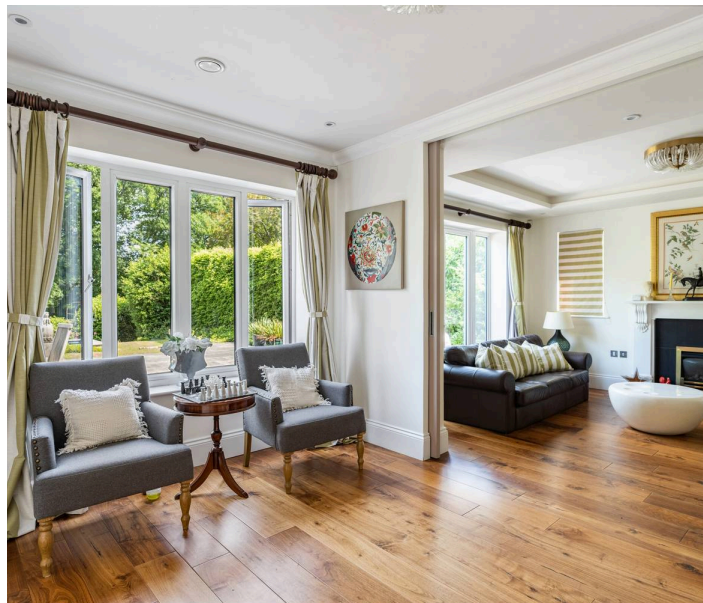
A reception hall leads into a large open-plan kitchen/breakfast room with integrated appliances, a walk-in larder, and bi-fold doors opening onto the stunning landscaped garden. A separate snug, elegant sitting room with marble fireplace and French doors, and a striking dual-aspect family/dining room (with two sets of bi-folds) all overlooking the garden. A fitted utility room, guest cloakroom, and a private home office complete the ground 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 en suite, while two additional double bedrooms (one with Juliette balcony) share two family bath/shower rooms. Ideal for guests, teens, or an au-pair, the top floor offers two more large bedrooms — one with an en suite — and a flexible sixth room currently used as a gym/yoga studio. Set behind electric gates, a large driveway offers ample parking and access to the double garage. The rear garden is a true highlight — thoughtfully landscaped with Zen elements including a tranquil pond, tiered lawns, mature trees, and a wide terrace.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





171 Cherry Tree Road

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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