



115 Holtspur Top Lane, Beaconsfield - HP9 1DT

Guide Price £950,000

 **TIM RUSS**
& Company



115 Holtspur Top Lane

Beaconsfield

- SPILT LEVEL SITTING ROOM AND DINING ROOM
- STUDY/BEDROOM FOUR WITH DOORS OUT TO DECKING AND GARDEN
- THREE BEDROOMS, TWO BATHROOMS
- REFITTED KITCHEN/BREAKFAST ROOM
- VERSATILE LAY OUT - DECEPTIVE APPEARANCE
- LARGE GARDENS BACKING ONTO FIELDS
- GAS FIRED CENTRAL HEATING
- SUPERB VIEWS

The property is located adjacent to the Holtspur Bank local nature reserve which comprises chalk grassland and ancient woodland. It is also walking distance to a range of local shops (including a café) for day-to-day needs and Holtspur Primary School just across the road. Beaconsfield New Town and train station (services to London Marylebone from 23 minutes approx.) is just over a mile away and offers more comprehensive shopping facilities including Waitrose, Sainsburys and Marks & Spencer Simply Food, plus a selection of cafes, bars and restaurants. Access to the M40 can be gained at Junction 2 from beyond the Old Town or nearby Junction 3 at Loudwater.



115 Holtspur Top Lane

Beaconsfield

A highly individual three/four bedroom detached home offering updated accommodation over three floors with the benefit of large gardens in this convenient edge of town setting.

A highly individual detached property of split-level design, its bungalow-style frontage hiding three-storey accommodation updated in impressive fashion. The rear offers a magnificent country outlook with sweeping westerly views over the large garden.

On the ground floor, a welcoming hall leads to two double bedrooms and a modern bathroom with separate shower. The hall opens into a spacious dining area, stepping up to a dual-aspect living room with log burner and stunning garden and field views.

To the left is a 24ft modern kitchen/breakfast room with white units, ample worktops, breakfast bar and integrated appliances, with access to the loft bedroom, garage and garden.

Stairs from the rear hall lead to the lower ground floor, where a family room/bedroom four opens via French doors to a deck, alongside a modern shower room.

The first floor offers a large bedroom with wonderful views over farmland.

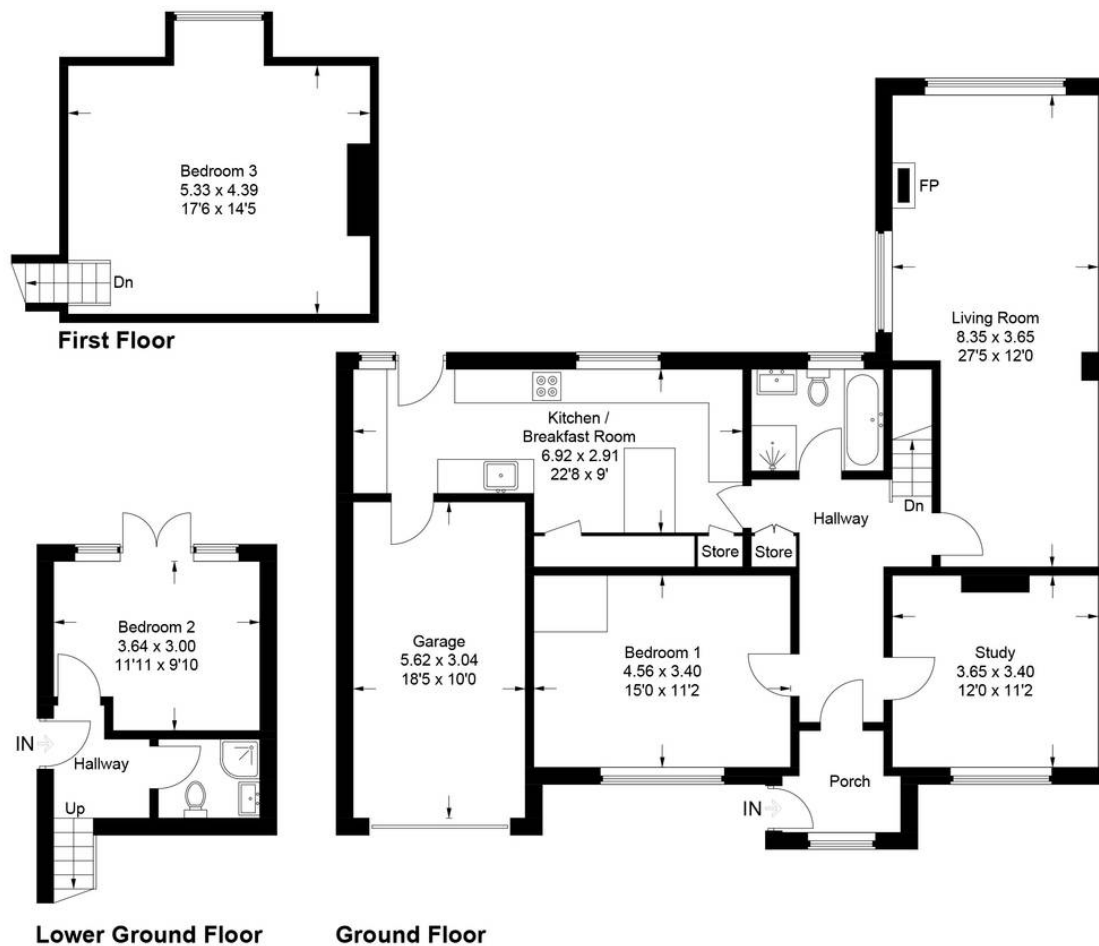
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





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Approximate Gross Internal Area
 Lower Ground Floor = 17.9 sq m / 193 sq ft
 Ground Floor = 116.2 sq m / 1251 sq ft
 First Floor = 25.4 sq m / 273 sq ft
 Total = 159.5 sq m / 1,717 sq ft

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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Tim Russ and Company

Tim Russ & Co, 6 Burkes Court Burkes Road - HP9 1NZ

01494 681122 • Beaconsfield@timruss.co.uk • timruss.co.uk/

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