



8 Baring Crescent, Beaconsfield - HP9 2NG

In Excess of £1,700,000

 **TIM RUSS**
& Company



8 Baring Crescent

Beaconsfield

- Character Family Home
- Walking distance to the town centre
- Free Flowing Accommodation
- Impressive Kitchen/Dining Room
- Utility Room & Cloakroom
- Three Reception Rooms Plus Conservatory
- Professionally Landscaped Garden
- No Onward Chain

The property is situated within a few hundred yards of the centre of Beaconsfield New Town, offering an excellent range of shops including Waitrose, Sainsbury's and a Marks & Spencer Simply Food plus a selection of cafes and restaurants and a library. The main line train station has services to London Marylebone (from 25 minutes). Beaconsfield Old Town has many restaurants and public houses. The M40 (Junction 2) is a short drive away giving access to London, Oxford, Birmingham and the M25 network. The area is well known for its excellent schooling and the retention of the grammar school system. Private schools available in Beaconsfield include Davenies for boys and High March for girls. The county is well served with sporting facilities including numerous golf, rugby and cricket clubs and leisure facilities.



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This beautifully presented five bedroom detached home offers something truly special. Light-filled and generously proportioned, it has a lovely sense of flow throughout, combining elegance with a welcoming atmosphere. The impressive kitchen and dining area is ideal for family life, while the separate sitting room, study, family room, and bright conservatory provide versatile spaces for both relaxing and entertaining.

Throughout, there are many charming original features, including the original working iron stove, striking fireplaces, period detailing, and high ceilings that bring a wonderful sense of character and space. Beautifully landscaped gardens showcase specimen trees with integrated ground lighting and an automatic watering system. Practical additions such as the utility room and downstairs cloakroom make everyday living easy, but it's the overall feel of the home that really stands out. The seamless blend of original charm and light, open layout creates something quite special. The location is equally appealing, being within easy reach of excellent schools, shops, and transport links. A truly beautiful home that offers both character and comfort in equal measure.

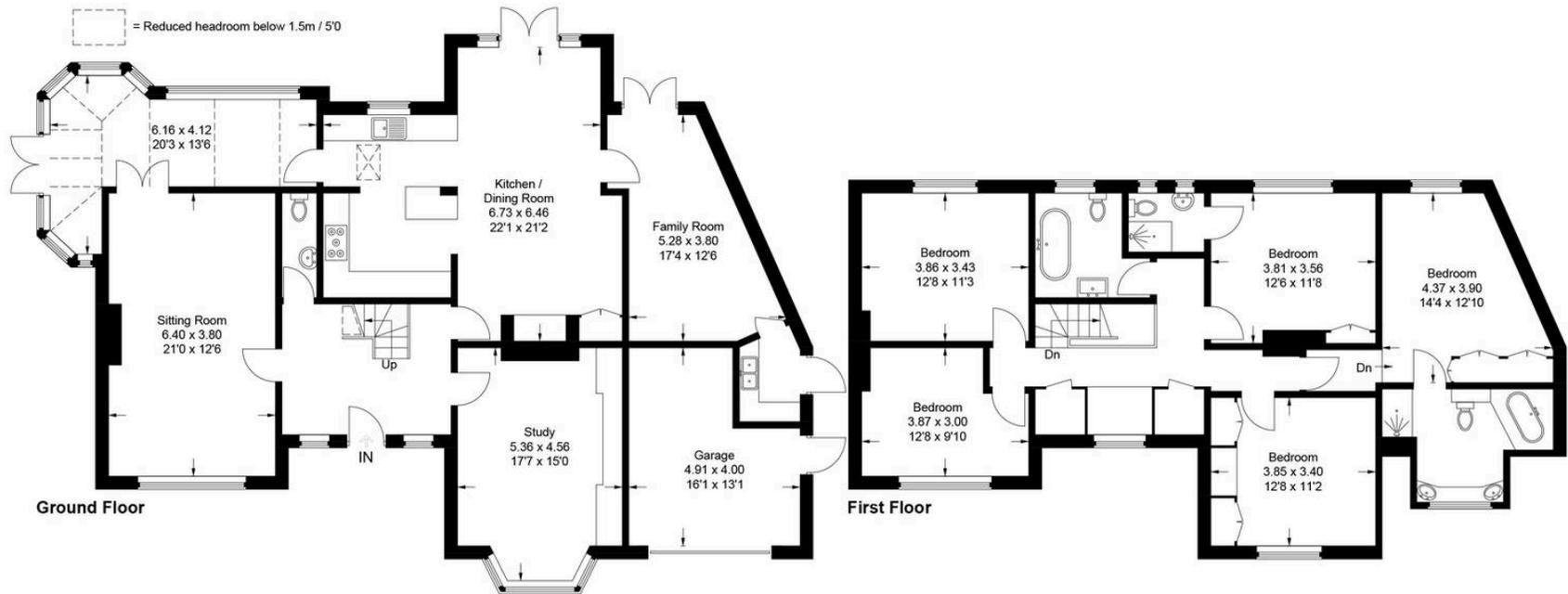
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





Approximate Gross Internal Area
 Ground Floor = 132.6 sq m / 1,427 sq ft
 First Floor = 102.5 sq m / 1,103 sq ft
 Garage = 15.2 sq m / 164 sq ft
 Total = 250.3 sq m / 2,694 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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