



10 Holtspur Top Lane, Beaconsfield - HP9 1DW

Guide Price £1,150,000

 **TIM RUSS**
& Company



10 Holtspur Top Lane

Beaconsfield

- Detached Home Of Character
- Secluded Plot Behind Electric Gates
- Superb Kitchen/Breakfast Room
- Generous Size Reception Rooms
- Circa 2,000 Square Foot Of Accommodation
- Large Master Bedroom With Corner Shower
- Three Additional Bedrooms Plus Useful Loft Room
- Immaculate Gardens With Studio

The property is located within walking distance to a range of local shops (including a new café) for day-to-day needs and the highly regarded Holtspur Primary School.

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.



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Beaconsfield

A particularly well presented older-style detached family house enjoying an attractive secluded plot behind electric gates with immaculate level gardens and useful summer house/studio. On the ground floor there is a porch and welcoming entrance hall with spacious cloakroom. Wooden flooring leads either side to versatile reception space which includes living room with log burner, dining and family areas and a study to the rear. The kitchen/breakfast room is a lovely individual room with bi-folds to the garden, modern fittings, a Smeg range cooker, utility area and ceiling skylight. On the first floor there is a spacious front to back main bedroom with corner double shower unit. There are two further double bedrooms and a single bedroom served by a modern bathroom

The front and rear gardens are a special feature of the property which is entered via electrically operated gates to a shaped shingle driveway providing excellent parking facilities and mature trees providing excellent screening to front and side. Gated side access leads from both sides of the property to a delightful level rear garden again with shingle terrace and immaculate lawn with mature screening. There is a picket fence dividing from a further shingle area and a good-sized rear patio adjacent to the summerhouse/studio (light and power)

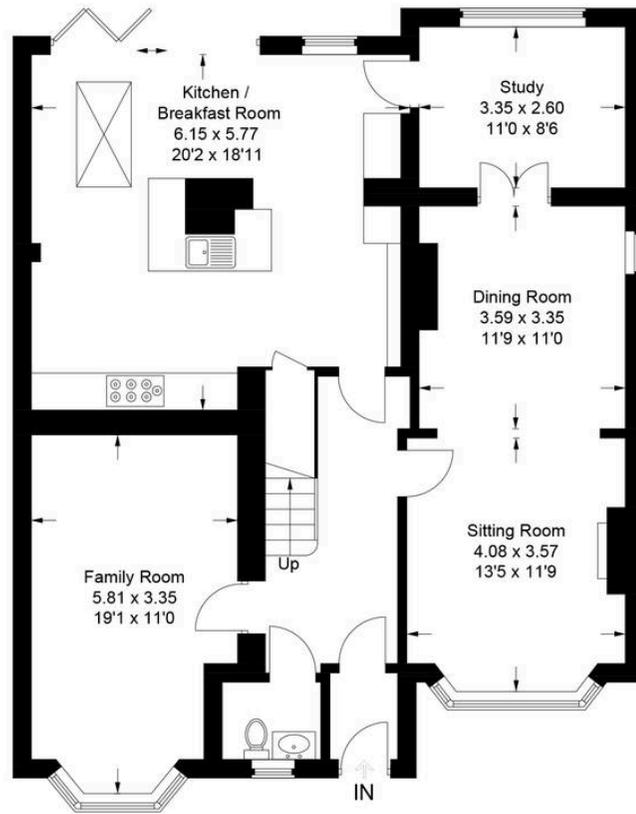
Council Tax band: G

Tenure: Freehold

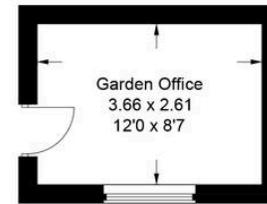
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

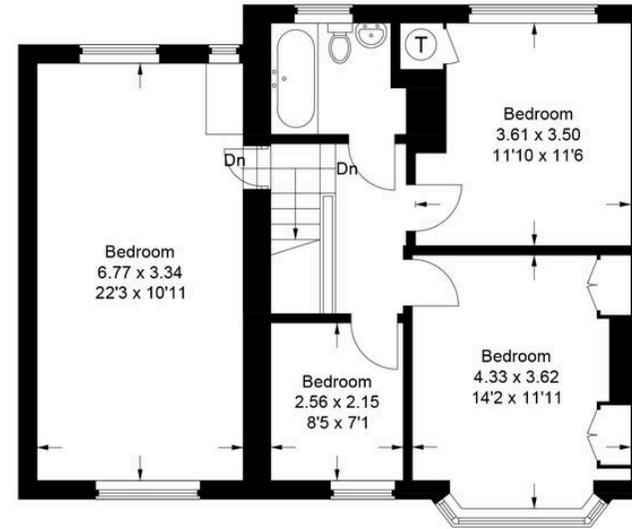




Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor

Approximate Gross Internal Area
 Ground Floor = 108.3 sq m / 1166 sq ft
 First Floor = 69.9 sq m / 752 sq ft
 Garden Office = 9.6 sq m / 103 sq ft
 Total = 187.8 sq m / 2021 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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