



Holtspur Top Lane, Beaconsfield - HP9 1DT

Guide Price £900,000

 **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.



Holtspur Top Lane

Beaconsfield

A highly individual detached property of split level design proving that looks can be deceiving with its 'bungalow' frontage belying its three-storey accommodation that the owners have updated in impressive fashion.

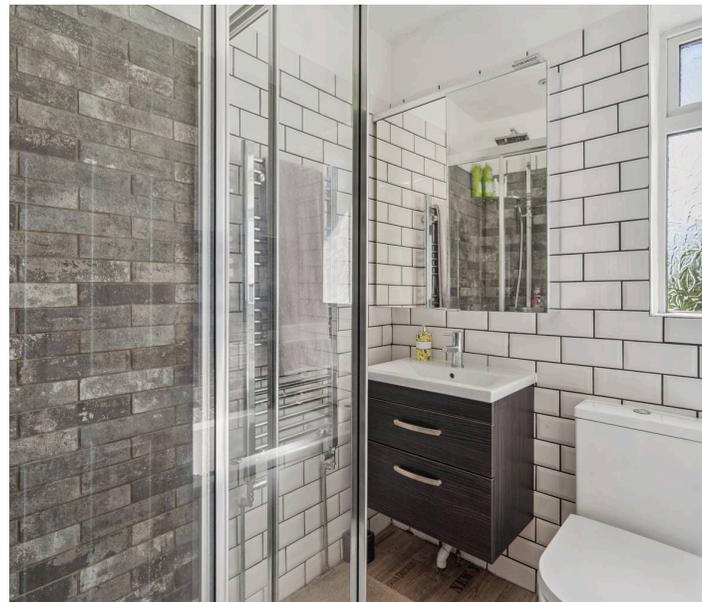
The magnificent country outlook to the rear provides a huge wow factor with lovely landscape views across the large westerly facing rear garden.

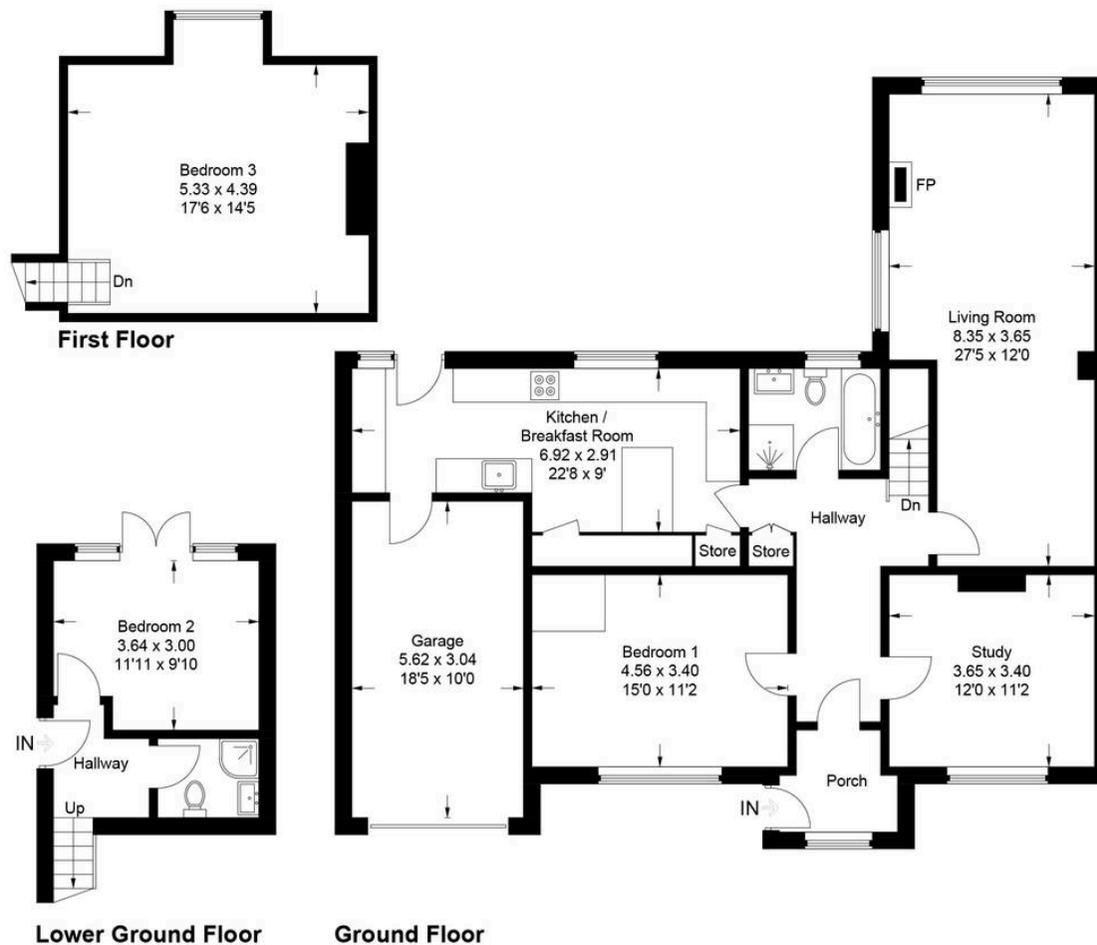
Council Tax band: F

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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