



BRITISH
PROPERTY
AWARDS
2022 - 2023
★★★★★
GOLD WINNER
LETTING AGENT
IN BEACONSFIELD

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2022
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ESTATE AGENT
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CHAPEL WELLS
4 Windsor End, Beaconsfield HP9 2JW

BARTRAMS

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A charming double fronted two bedroom, two bathroom, two reception Grade II listed Georgian style cottage, circa 1800's. Retaining a wealth of period features including sash windows, exposed beams, fireplaces and a delightful South Westerly cottage garden.

Beaconsfield station providing access to London Marylebone in 23 minutes, M40 (J2) 1.2 miles, Gerrards Cross 4 miles, M25 (J16) 5.5 miles, Marlow 8 miles, London Heathrow Airport 13 miles, Central London 25 miles. (All distances and times are approximate).

Summary:

Entrance hallway, snug with fireplace, inner reception area with stairs to first floor, downstairs cloakroom with w/c, 22'4 x 11'11 kitchen / breakfast room with French doors opening to cottage garden, 22'6 x 12'5 double aspect sitting room with fireplace and door to courtyard. To the first floor master bedroom (12'6 x 12'5) with fitted wardrobes and door to ensuite shower room, guest bedroom (12'6 x 10'4) with door to en suite bathroom. Rear cottage style garden of a South Westerly aspect with summer house (12'4 x 9'6), No upper chain

Description of accommodation:

Upon entering the front door, you are greeted by an inviting entrance lobby that leads into a versatile snug. This charming space can easily be transformed into a dining room, boasting a decorative fireplace and a working fire. Fitted storage cupboards and shelving flank the fireplace, providing practical and stylish storage solutions.

The dual aspect sitting room offers beautiful views to both the front and rear of the property. A door opens onto the outside terrace, seamlessly connecting indoor and outdoor living. The room features built-in shelving and a fireplace with a wood burner, creating a cosy atmosphere.

A spacious inner hallway, complete with a cloakroom and a generous range of built-in storage cupboards, provides an ideal area for use as a study. The hallway also leads to the first floor via a staircase.





Situated at the rear of the house, the kitchen/breakfast room boasts delightful views over the garden. It is equipped with a comprehensive range of units complemented by granite worktops, offering ample storage space. An island unit provides additional storage options. The kitchen comes with a range of appliances, including a 5-ring gas range cooker, microwave, dishwasher, fridge/freezer, washing machine, and tumble dryer. Overlooking the garden, the dining area is spacious and features built-in shelving. There is plenty of room for a dining table, making it the perfect spot for enjoying meals with family and friends. French doors open onto the garden, creating a seamless flow between indoor and outdoor living spaces. On the first floor are two bedrooms with views to the front. The principal bedroom has an en suite shower room, with fitted wardrobes and a walk in shower. The adjacent guest bedroom enjoys a range of fitted wardrobes and an en suite bathroom.

Gardens & Grounds

The wonderful cottage garden is a delight and a real feature of the property. The courtyard garden has several terrace areas for relaxing and outside entertaining. The garden has been designed to create a welcoming outdoor space with pathways and an abundance of well stocked mature shrub and flower borders. Of particular note is a beautiful cherry tree, gardenia, magnolia and a fine mature wisteria on the rear wall. The garden is enclosed with walls and fencing giving a good deal of privacy. Towards the end of garden is a large summer house which has power and would make an ideal home/office.

Location

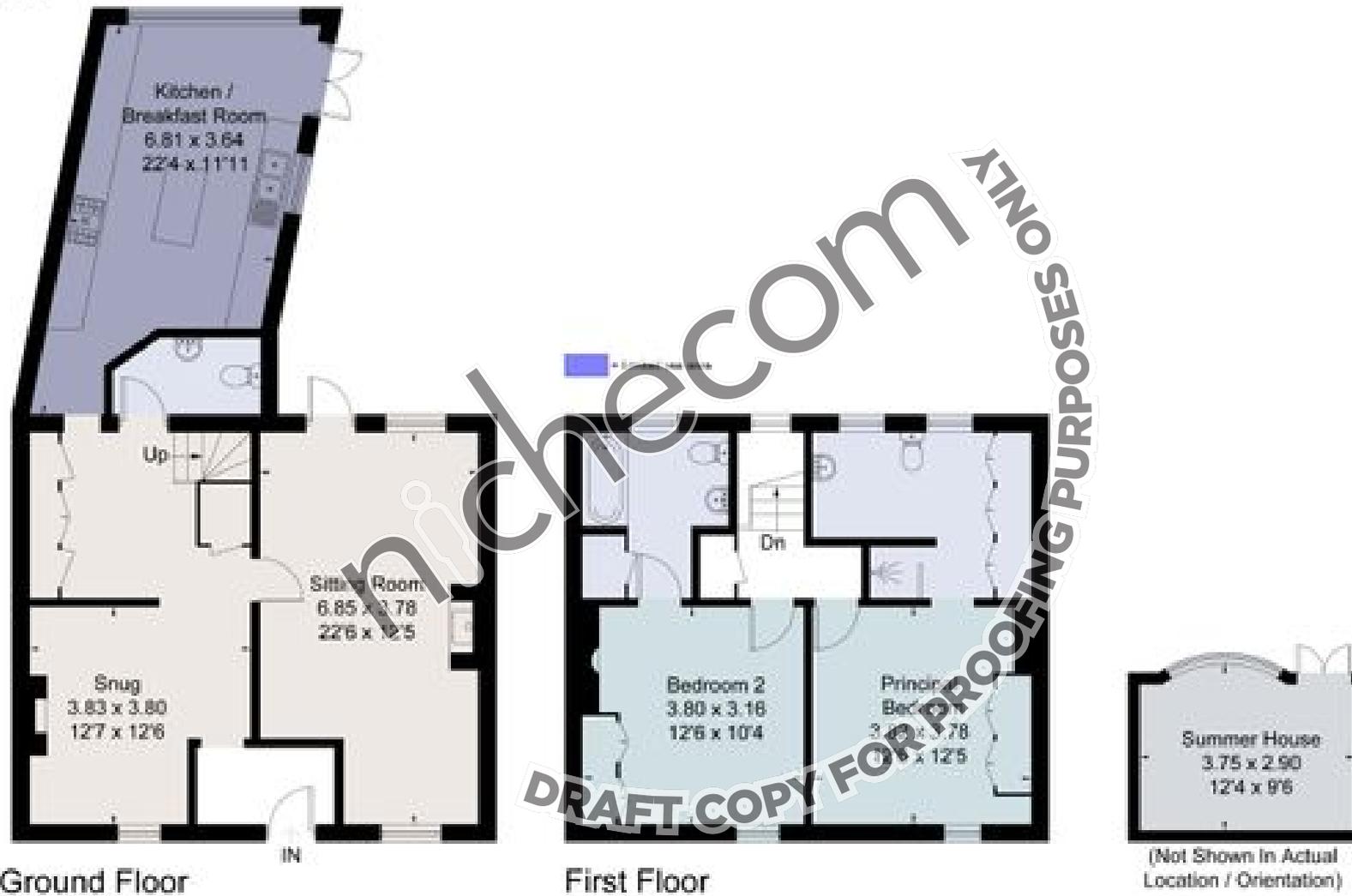
Windsor End falls in the heart of Beaconsfield picturesque Old Town dating back to the thirteenth century with an array of historical buildings and St Mary & All Saints Church with its gardens. It offers excellent amenities to local shops, restaurants and public houses that are all within walking distance, additionally there is a weekly market held on Tuesday's and a Farmers market once a month on Saturday. Beaconsfield New Town approx. 0.5 miles offers comprehensive shopping that include Waitrose, Sainsbury's and a Marks & Spencer Foodhall. **Note:** There is an ongoing insurance claim been made caused by a burst water pipe. Further information is available upon request.

Services: All mains services connected. Please note that none of the services have been tested.

Council Tax: F | EPC Rating: E | Tenure: Freehold
Council Tax Band: F | Sat Nav HP9 2JJ
Historic England listing ref No: 1160937



Approximate Area = 133.9 sq m / 1441 sq ft
 Summer House = 10.1 sq m / 109 sq ft
 Total = 144 sq m / 1550 sq ft
 For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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