



89 SHEPHERDS LANE

Beaconsfield, Buckinghamshire HP9 2DU



BARTRAMS



## 89 SHEPHERDS LANE

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This characterful three double bedroom mid-terraced cottage dating back to the 1900s having been thoughtfully extended and modernised to create a contemporary living space with an open plan kitchen breakfast room and summer house / office. Located in Beaconsfield's picturesque Old Town, it offers a delightful North Westerly facing rear garden and is within walking distance of all local amenities.

### Summary of Accommodation

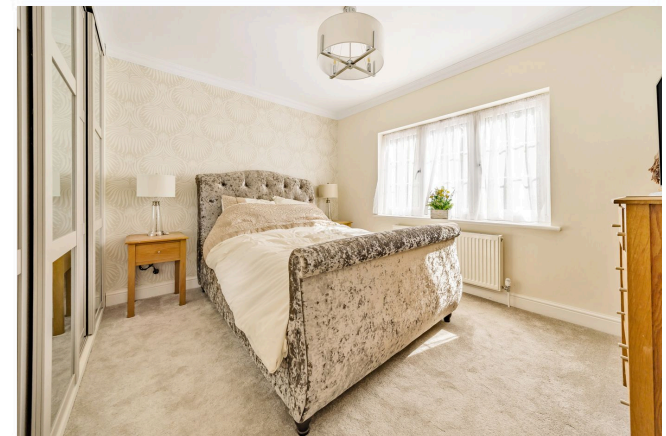
Entrance door to living room leading through to a recently extended open plan kitchen/ dining room with doors leading out to garden, downstairs w/c. To the first floor there are two double bedrooms both with fitted wardrobes and family shower room. Stairs to second floor giving access to the third double bedroom and separate storage room.

### Garden

To the front a Cotswold stone driveway providing off street parking for one car and to the rear a newly landscaped rear garden with patio area and lawned area leading to a newly built home summer house / office with underfloor heating / power.

### Location

Shepherds Lane is located in the heart of Beaconsfield's picturesque Old Town offering a selection of restaurants, boutique shops and public houses. A much favoured market on a Tuesday and a farmers market on a monthly basis. Access to the National motorway network via the M40 (Junction 2) is within a short drive giving access to the M25, Heathrow Airport, London, Oxford and Birmingham. The New Town has a main line station serving London Marylebone (fast train now 22 minutes) and an excellent range of shops for day to day needs including Waitrose, Marks and Spencer Simply Food and Sainsbury's supermarket, together with a good selection of restaurants and cafes. The area is also renowned for its schooling both state and private.







#### Directions

From Beaconsfield Station turn left into Station Road and proceed on the B474 to the roundabout at Aylesbury End, turn left into London End and then take the first turning at roundabout onto Park Lane. Take the first on the left into Candlemas Lane and immediately left into Shepherds Lane where the property can be found on the right hand side.

#### Other information

The appeal is allowed and planning permission is granted for a new vehicular access at 89 Shepherds Lane, Beaconsfield, Buckinghamshire HP9 2DU in accordance with the terms of planning application ref.PL/24/3374/FA dated 2 November 2024 subject to the following conditions: (See South bucks planning portal)

#### NO UPPER CHAIN

#### Services:

Gas central heating. Mains water, electricity and drains.  
Broadband and telephone subject to contract with supplier.

**Council Tax Band:** D - £2,165.82

**EPC Rating:** C

**Local Authority:**

Buckinghamshire Council

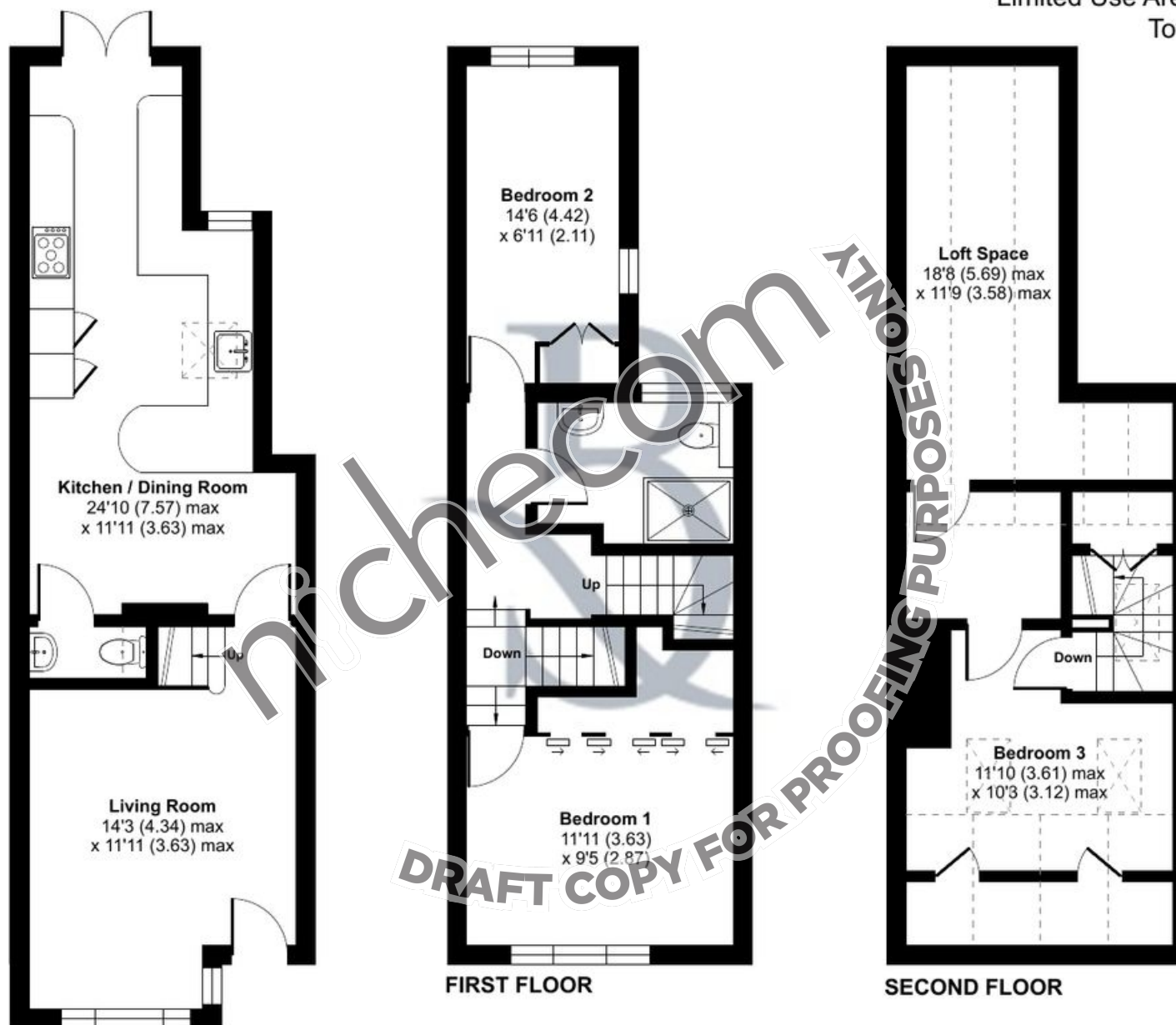






Approximate Area = 971 sq ft / 90.2 sq m  
Limited Use Area(s) = 240 sq ft / 22.2 sq m  
Total = 1211 sq ft / 112.4 sq m

For identification only - Not to scale



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