



LITTLE ORCHARD

Forty Green, Beaconsfield HP9 1XS



BARTRAMS

## LITTLE ORCHARD

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A truly unique detached home featuring four bedrooms, three bathrooms, and four reception rooms. Nestled within a picturesque setting that has been intricately and architecturally designed from its original. Situated adjacent to woodland, the property has been thoughtfully extended and modernised to offer a truly distinctive living experience. Set within semi-secluded grounds behind electric wooden gates, this home provides a serene and exclusive environment to enjoy.

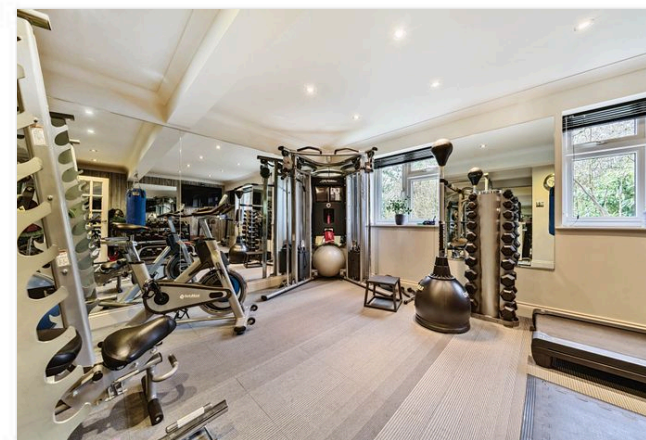
This home was featured in the May 2010 edition of the 25 Beautiful Homes magazine and described as "Flight of Fancy"

### General description & accommodation

Entrance door to reception hallway with featured bespoke staircase, downstairs cloakroom, stunning open plan triple aspect living room with featured central media centre, open plan contemporary kitchen / family room opening to a dining room with glazed atrium, study, gym with mirrored walls and utility room. To the first floor with featured picture window, beautifully appointed master bedroom suite, behind closed doors enclosing a bespoke oak spiral staircase to attic area currently used as a dressing room running the entire length of the house with Velux windows, guest bedroom suite, two further bedrooms and family bathroom.

### Location

Little Orchard is situated in the semi rural hamlet of Forty Green within easy reach of the town centre of Beaconsfield which provides an excellent range of shops and train services to London (Marylebone, approximately 25 minutes); close by is Beaconsfield Old Town which provides an excellent choice of restaurants and pubs together with an eclectic mix of shops. The M40 motorway is just over 2 miles away, providing fast access to both the M25, London, Oxford and Heathrow Airport. The area is well served with excellent schools, both grammar and private. Little Orchard occupies a semi secluded position adjacent to woods with beautiful walks literally on the doorstep. Also, within walking distance of the famous 'Royal Standard of England' pub, Knotty Green Cricket Ground and equestrian facilities.









### Gardens & Grounds

The front provides screening via mature hedging with a pedestrian gate and a secure video wooden gated entrance giving access to a block-paved underfloor heated courtyard providing ample parking and a heritage oak-framed garage with a covered area for two cars. This property boasts secluded gardens on two sides, with a mix of artificial grass and lawned areas complemented by bespoke flowerbed borders that lead to a stylishly crafted summer house or office with power & light as well as a featured log burner adding comfort. The main patio area is perfect for outdoor gatherings and alfresco entertainment.

**Council Tax Band:** G approx £3,527.50 per annum

**EPC Rating:** TBC

**Local Authority:** Chiltern District Council





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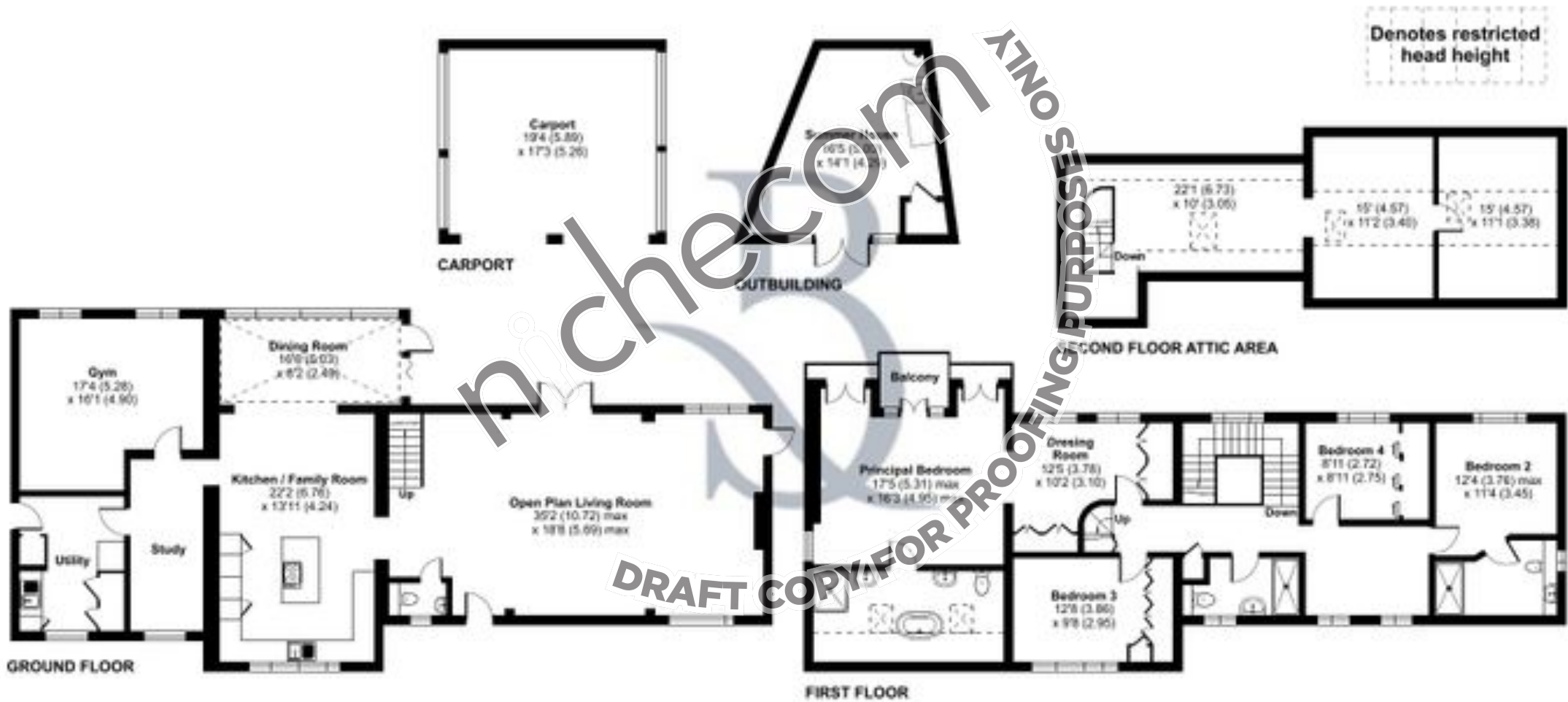
Approximate Area = 3349 sq ft / 311.1 sq m (excludes carport)

Limited Use Area(s) = 342 sq ft / 31.7 sq m

Outbuilding = 241 sq ft / 22.3 sq m

Total = 3932 sq ft / 365.1 sq m

For identification only - Not to scale





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