



BRITISH  
PROPERTY  
AWARDS

2022

★★★★★

GOLD WINNER

ESTATE AGENT  
IN BEACONSFIELD

CADOGAN HOUSE, 90 GREGORIES ROAD

Beaconsfield, Buckinghamshire HP9 1HL



BARTRAMS

# CADOGAN HOUSE

90 Gregories Road, Beaconsfield HP9 1HL

An elegant Georgian style family residence with open planned living accommodation, arranged over three floors constructed by Halamar located in one of Beaconsfields prime roads within the Golden Triangle.

AVAILABLE FROM 6TH NOVEMBER 2022

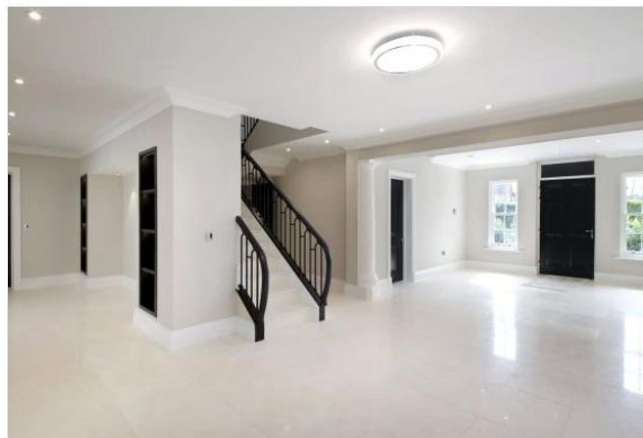
Grand reception hall with feature staircase | formal drawing and dining room | kitchen/breakfast/family room | study/library | 6 bedrooms | 6 bath/shower rooms | gated entrance to forecourt & double garage | landscaped rear garden | EPC rating C

## Summary -

On the ground floor with a grand reception hallway and bespoke staircase, a state of the art bespoke kitchen/breakfast/family room, formal drawing and dining room, study/library room, powder room & cloakroom, utility room, integral access to garage. To the first floor a spacious master bedroom with separate dressing area and grand en suite, three further bedrooms all with en suites. To the second floor there are two bedrooms all with en suites facilities and laundry space. Gardens & Grounds - The property is accessed via electric gates leading to a large forecourt with ample parking and double width garage. Beautifully landscaped gardens to front and rear with rear patio area for al fresco dining.

## Location

Situated on one of Beaconsfields premier residential roads, the property is perfectly located within in the New Town and walking distance to an excellent range of convenience and independent retail stores, a variety of coffee shops, restaurants and supermarkets including Waitrose, Sainsbury and Marks & Spencers. Sports enthusiasts are well catered for with tennis, riding, squash, golf, cricket, rugby and football clubs in the area.





Beaconsfield New Town Chiltern Line Station giving access to London Marylebone 23 minutes, Old Town 1.2 mile, M40 (J2) 2.2 miles, Gerrards Cross 5 miles, Amersham 5 miles, M25 (J16) 6.5 miles, M4 (J8/9) 9.5 miles, London Heathrow 14 miles, Central London 27 miles. (All distances and times are approximate)

**Technology**

Lutron lighting system | Control 4 entertainment system | CCTV system installed with monitored alarm system | Audio sound system throughout principal areas in the house | Under flooring heating throughout (concrete floors throughout) | Air source heating system | MVHR cooling system installed throughout (note the pictures illustrated were of the original show home and do not represent current)

Deposit £19,384.61 (6 weeks rent)

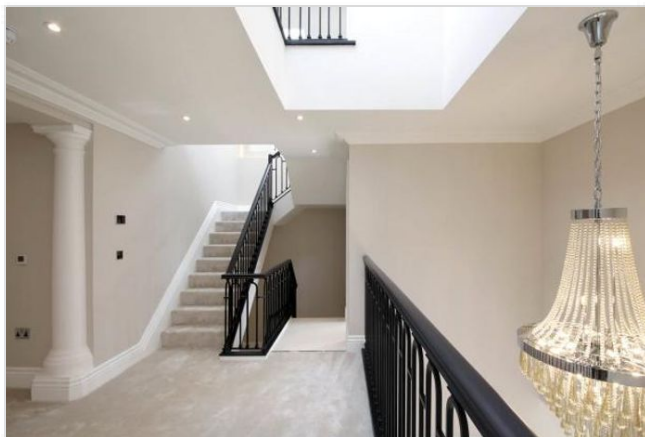
Holding deposit £3,230.76 (1 weeks rent)

**Council Tax Band:** H

**EPC Rating:** C

**Local Authority:**

South Bucks District Council

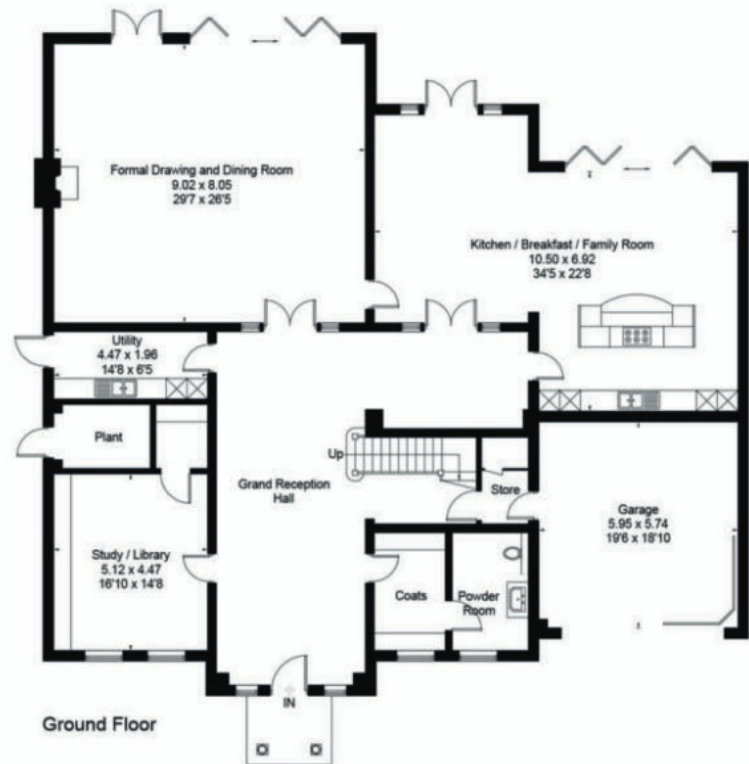




# 90 Gregories Road, Beaconsfield, Buckinghamshire, HP9 1HL

For identification only. Not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive

  
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