



Gregories Road, Beaconsfield



*Ashington Page*







An impressive property approaching 6000 square feet of exceptionally well presented and flexible accommodation set in a generous plot of 0.3 acres.

About a 5-minute walk to the town centre and train station. Excellent school catchment within walking distance.

The property was built in recent years to the owner's high specification and still has the balance of the 10-year building warranty remaining.

Features include:

- 5 bedrooms, 5 bathrooms/shower rooms, 4 Suites, 4 reception rooms.
- Stunning open plan living space, with bi-fold doors to the landscaped rear garden.
- Kitchen/breakfast/dining – Miele appliances including 2 ovens, microwave, steam oven, 2 warming drawers.
- Underfloor heating throughout, with solid concrete floors to all levels including top floor gym & cinema.
- Home automation via Control 4 keypads & mobile app which also allows remote access to all features including audio, TV, Cinema, lighting & heating control, gate, security & CCTV. Hard wired for internet and Wi-Fi to all rooms.
- Second floor designed to be self-contained if required with kitchen, shower room, and large reception/bedroom space.
- No chain with completion possible from October 24 onwards.
- More information about the specification is available by request.



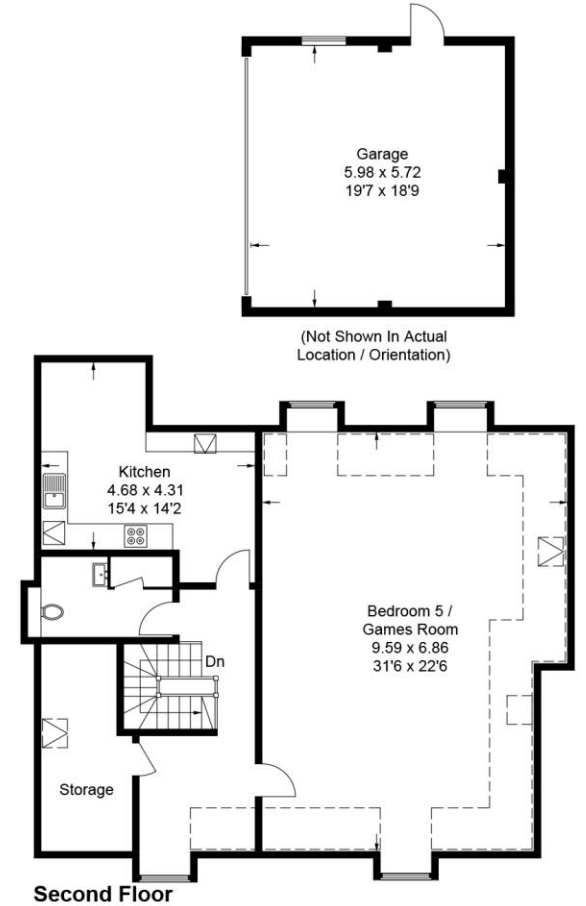
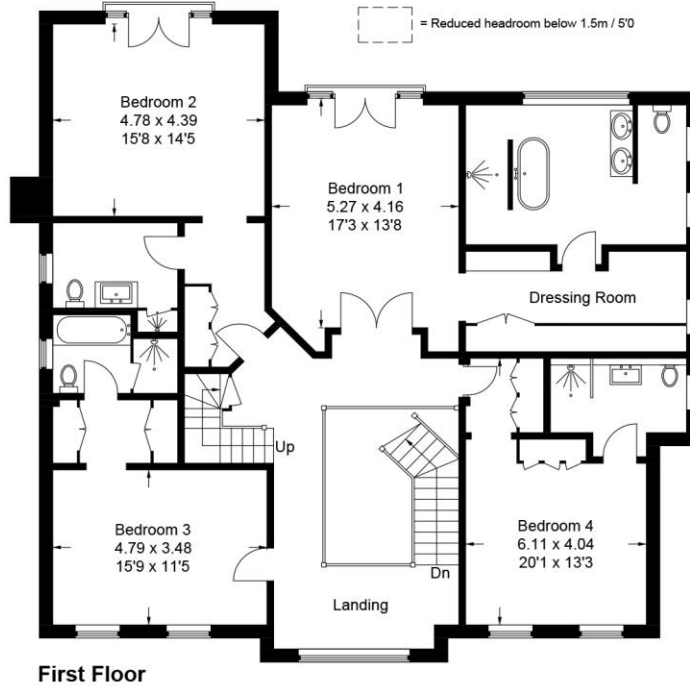
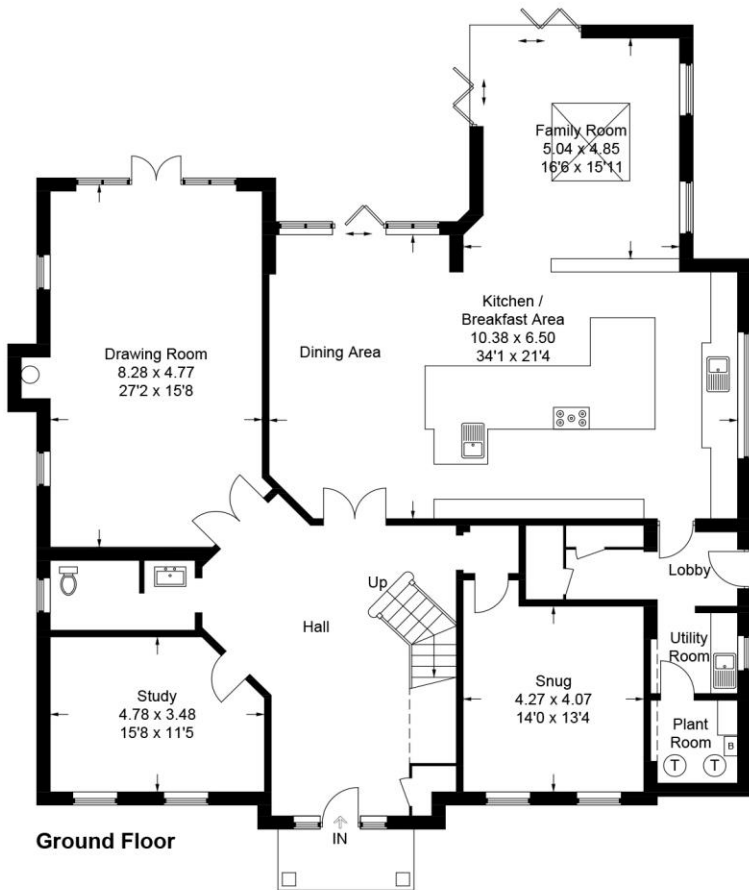








Approximate Gross Internal Area  
 Ground Floor = 223.2 sq m / 2,402 sq ft  
 First Floor = 176.5 sq m / 1,900 sq ft  
 Second Floor = 116.7 sq m / 1,256 sq ft  
 Garage = 34.2 sq m / 368 sq ft  
 Total = 550.6 sq m / 5,926 sq ft



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.









For an appointment to view this property, please contact Ashington Page on **01494 680 018**  
Email : [info@ashingtonpage.co.uk](mailto:info@ashingtonpage.co.uk)



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