



Cleeve House  
Ledborough Gate | Beaconsfield | Buckinghamshire | HP9 2DQ

FINE & COUNTRY

# CLEEVE HOUSE

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Cleeve House is a well presented 5 bed family home, recently constructed within this popular gated development, situated on the edge from the extremely popular and affluent town of Beaconsfield.



With an abundance of entertaining space, both inside and outside, you enter Cleeve House into a generous galleried entrance hall with tiled floor and providing access to both the extremely impressive kitchen/breakfast/family room, the double reception room, dining room and also the study.

The well-appointed garden facing family kitchen is of particular note combining a generous eating area/conservatory leading onto the large and private garden with a further family room adjoining it – with all this in mind, the emphasis on family living is hugely prevalent.

The principal reception room accessed from the main hallway provides an abundance of space and light with French doors leading onto a pretty patio overlooking the gardens. For formal Entertaining there is a well-proportioned dining room and finally on the ground floor there is a generous study looking out of the main driveway, providing plenty of parking and access to the three-car garage

Upstairs there are five double bedrooms all accessed from a light and spacious galleried landing. Of particular note is the stunning Master Bedroom suite also with generous dressing room, sitting area and well-appointed ensuite bathroom. There is a family bathroom and a further ensuite shower room to the principal guest bedroom.

### Outside

A highlight of this beautiful home is its stunning and well-established garden located to the rear of the property. Predominantly laid to lawn interspersed with borders and flower beds and featuring a backdrop of mature trees and hedging, creating total privacy. A large terrace to the rear of the house provides an ideal space for informal entertaining and enjoying the beautiful views across the garden.

### Location

Beaconsfield station 1 mile, Gerrards Cross 5 miles, M40 (J2) 2 miles, Heathrow (J5) 15 miles, central London 24 miles. All distances are approximate.

Cleeve House is ideally located in Ledborough Gate, a prestigious gated community, situated just off Ledborough Lane, with a 24 hour concierge. Beaconsfield New Town is popular with families and commuters, offering good schooling, excellent shops and amenities and lovely countryside in The Chilterns. The picturesque Old Town dates back to the thirteenth century with fine Georgian buildings and local facilities including convenience and independent shops together with a variety of restaurants and public houses.

Communication links in the area are excellent with trains from Beaconsfield mainline station into London Marylebone (from 23 minutes at the time of writing) and Birmingham, while the M40 (J2) gives access to London, Oxford, Birmingham, Heathrow and the M25.

Buckinghamshire is renowned for its choice and standard of schooling. The county is one of the last to maintain the traditional grammar school system, with local schools including Beaconsfield High School for girls and the Royal Grammar School for boys in High Wycombe. Local independent preparatory schools include High March, Pipers Corner, Godstowe for girls and Davenies, Caldicott, The Beacon for boys, to name a few.







































**Cleeve House, Ledborough Gate, Beaconsfield**

**Approximate Gross Internal Area**

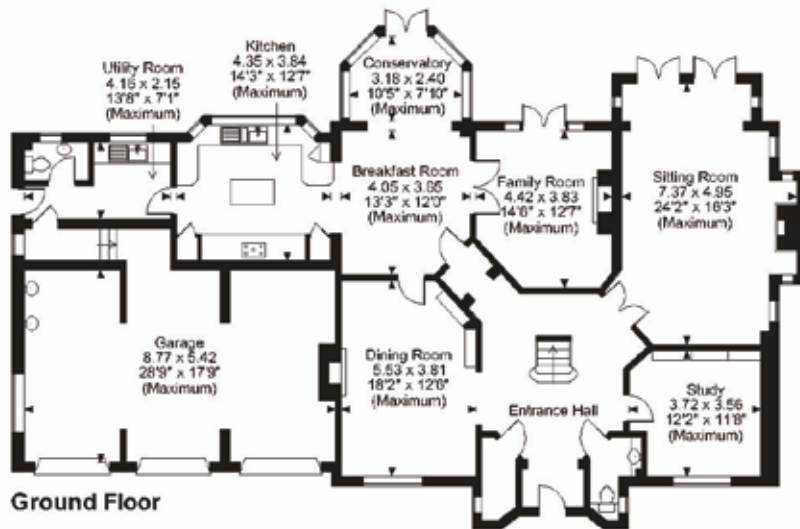
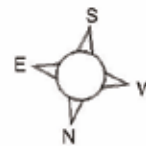
**Main House = 3836 Sq Ft/356 Sq M**

**Garage = 555 Sq Ft/52 Sq M**

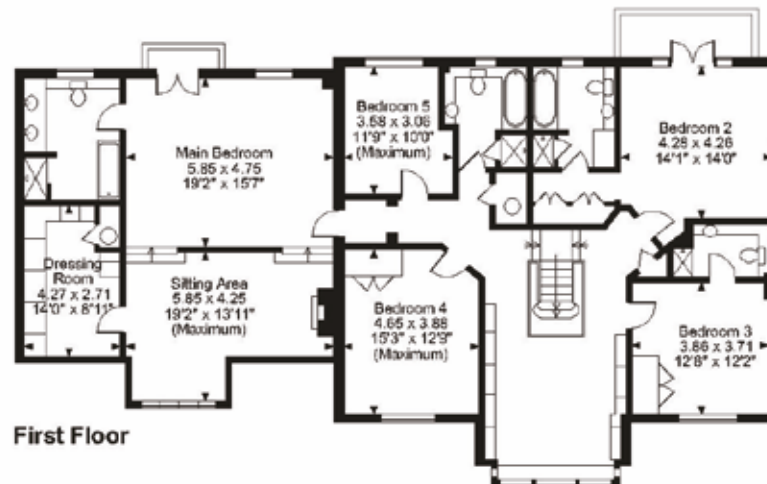
**Office/Garden Room = 88 Sq Ft/8 Sq M**

**Balcony external area = 60 Sq Ft/6 Sq M**

**Total = 4479 Sq Ft/416 Sq M**



**Ground Floor**



**First Floor**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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Council Tax Band: G  
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed





# FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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