



# BOYNE HOUSE

Grove Road | Beaconsfield

# INTRODUCING THE PENTHOUSE, BOYNE HOUSE

An exceptional top floor apartment offering sophisticated living in one of Beaconsfield's most prestigious addresses. Set behind secure gates on a prime residential road, this elegant three-bedroom residence spans over 2,300 sq ft of beautifully appointed accommodation.

Nestled between the characterful buildings of Beaconsfield Old Town and the bustling amenities of the New Town, this leasehold property features both a private balcony and roof terrace with superb views across fantastically maintained communal gardens.

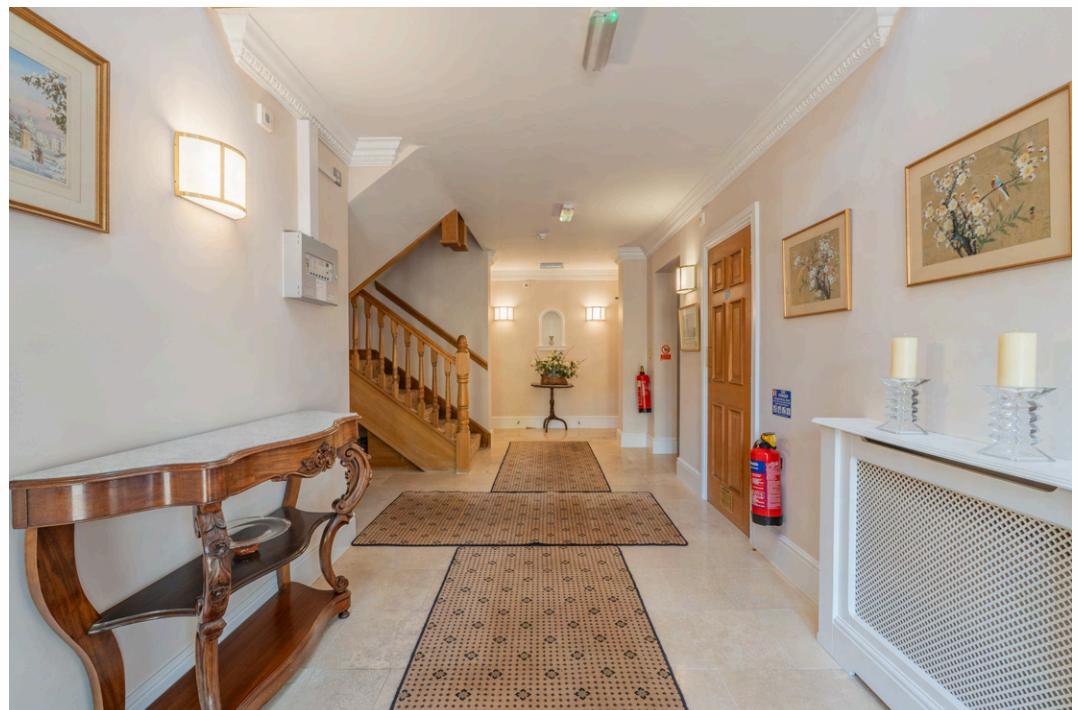
With its grand reception hall, spacious living areas bathed in natural light and premium finishes throughout, The Penthouse, Boyne House delivers apartment living at its finest.

Whether you're seeking a relaxed residence close to London, a simplified lifestyle with beautiful surroundings, or a lock-and-leave home without sacrificing space, this exclusive gated development offers the best of Buckinghamshire living.

# A GRAND WELCOME

Your arrival at The Penthouse, Boyne House begins as you pass through wrought iron gates into the impressive driveway and front gardens, instantly creating a sense of calm and separation from the outside world.

From the elegantly appointed entrance hall, a lift whisks you directly to the penthouse level and opens into a grand reception hall centred around a beautiful fireplace. Natural light pours in through a generous skylight, drawing you towards the apartment's stylish living spaces.







# SOPHISTICATED SPACES

Step through the oak-framed double doors from the reception hall to discover the dining room: perfect for intimate dinners and lively celebrations.

Imagine hosting friends around your table as evening light streams through the skylight above, then moving seamlessly to the balcony for digestifs as the sun sets. On Sunday mornings, this same space becomes a peaceful retreat for coffee and newspapers; the French doors flung open to catch the breeze. The room comfortably accommodates a large dining table.

Connected through French doors, the drawing room offers versatility rarely found in apartment living. During winter months, the fireplace and plush carpets create a cosy atmosphere for relaxing with a glass of wine.

Unlike ground-floor living, here, your elevated position offers complete privacy with no overlooking properties while still commanding beautiful views across the gardens below. The property's built-in audio system means your favourite music can fill both rooms without the need for visible speakers.





## THE HEART OF THE HOME

Moving into the kitchen through the hallway, you'll find crisp white oak cabinetry and gleaming granite worksurfaces in a generous space that serves as a serious cooking area and social hub.

At the center, a large island offers seating where guests can chat while you prepare dinner and a perfectly placed wine storage area. Professional-quality appliances line the walls, including a stainless steel Rangemaster cooker, twin eye-level ovens and an integrated American-style refrigerator-freezer with plenty of space.

Step into the walk-in pantry and you'll find additional storage for groceries and small appliances. Underfoot, natural stone floor tiles add practical luxury, while the overhead skylight brings in abundant daylight that shifts throughout the day.

Perhaps most charming is the breakfast area – a sun trap positioned to capture morning light, offering the perfect spot to enjoy your first coffee of the day. Unlike many apartment kitchens, this room delivers the space and quality typically associated with larger country homes.





## A PEACEFUL RETREAT

The sleeping quarters at The Penthouse deliver exceptional comfort with three well-proportioned bedrooms. Vaulted ceilings throughout add architectural interest while enhancing your sense of space.

The principal bedroom offers a peaceful retreat and room for a king-sized bed beneath the vaulted ceiling. Built-in wardrobes with oak doors and brass handles are found here, as well as French doors opening to a balcony. The ensuite bathroom boasts a walk-in shower with rainfall head, twin 'his and her' sinks and elegant cream and bronze tiling.







Two additional bedrooms are accessed from the hallway. The second bedroom has ample room for a king size bed and features a window with views over the front garden. Bespoke oak-panelled cabinetry and wardrobes provide abundant storage and there's plenty of space for a dressing table. The adjoining bathroom features a porcelain sink, marble-effect tiling and a deep soaking tub perfect for unwinding after long days.

The third bedroom comfortably accommodates a double bed, with built-in wardrobes and another balcony overlooking the Buckinghamshire countryside. The nearby family bathroom serves this room with a modern shower, traditional-style cabinetry and classic fixtures.





# OUTDOOR LIVING

We love how this penthouse's spacious roof terrace becomes an additional room during warmer months. Decked in weather-resistant timber with contemporary balustrades, this elevated viewpoint provides far-reaching views across the property's grounds and the surrounding landscape.

From here, you'll appreciate the meticulously maintained south-facing communal gardens – acres of manicured lawn dotted with mature trees, including towering conifers and seasonal flowers. A charming summerhouse stands ready for your use while stone pathways wind through the greenery, offering opportunities for gentle strolls without leaving the property grounds.

The apartment also comes with two private garages, providing secure parking and additional storage space.



# THE SURROUNDS

Nestled between Beaconsfield's historic Old Town and vibrant New Town, Boyne House offers quintessential English living with modern conveniences.

Wander the charming streets of the 13th-century Old Town, where timber-framed buildings house artisan bakeries, boutique shops and renowned restaurants like the distinctive Crazy Bear. The bustling Tuesday market brings the cobblestones to life, with local traders selling everything from fresh produce to handcrafted goods.

In the New Town, find everyday luxury with Waitrose, independent cafés and the unique Bekonscot Model Village – a miniature time capsule of English life. When London calls, the station is just half a mile away, whisking you to Marylebone in 23 minutes.

Families treasure Beaconsfield for its exceptional schools, with prestigious grammar and independent options, including High March, Davenies, Maltman's Green and the Royal Grammar School, all within easy reach.

Weekends invite exploration of the stunning Chiltern countryside, where ancient woodlands and rolling hills create a natural playground. After a brisk walk, the characterful Jolly Cricketers pub in nearby Seer Green offers a warm welcome with its outstanding cuisine and local ales.



# THE FINER DETAILS

Square Footage 2371 sq ft / 220.2 sq metres

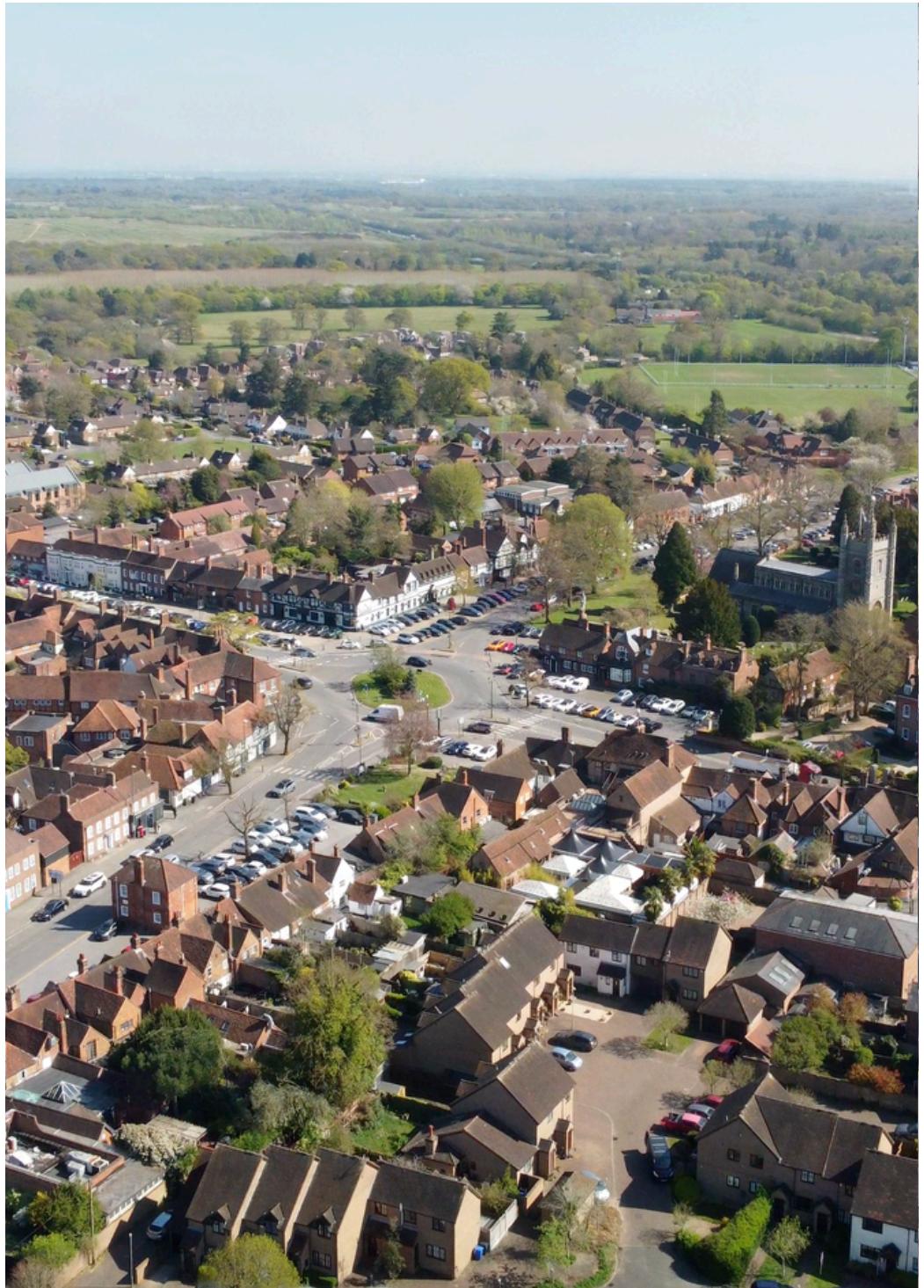
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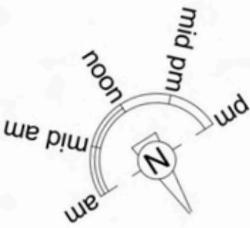
Council Tax Band Band G

Heating Gas

Distances  
1.5 miles to M40 J2  
8.6 miles to M4 J6  
14.3 miles (20 mins) to Heathrow

Local Authority Buckinghamshire Council

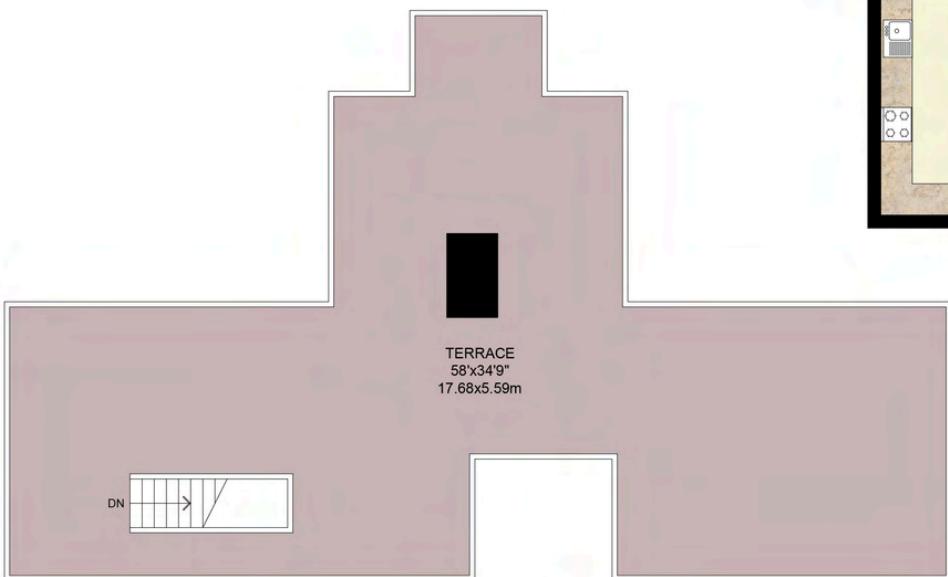




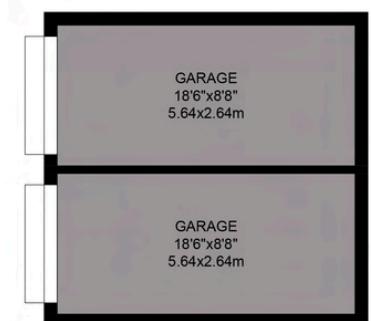
Ground Floor 321 sqft / 29.78sqm  
 Second Floor 2371 sqft / 220.27sqm



### SECOND FLOOR



### THIRD FLOOR



### GROUND FLOOR

Boyne House, Grove Road, Beaconsfield

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
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**What Three Words:** //score.cloth.mixed