



Burkes Road, Beaconsfield



Ashington Page

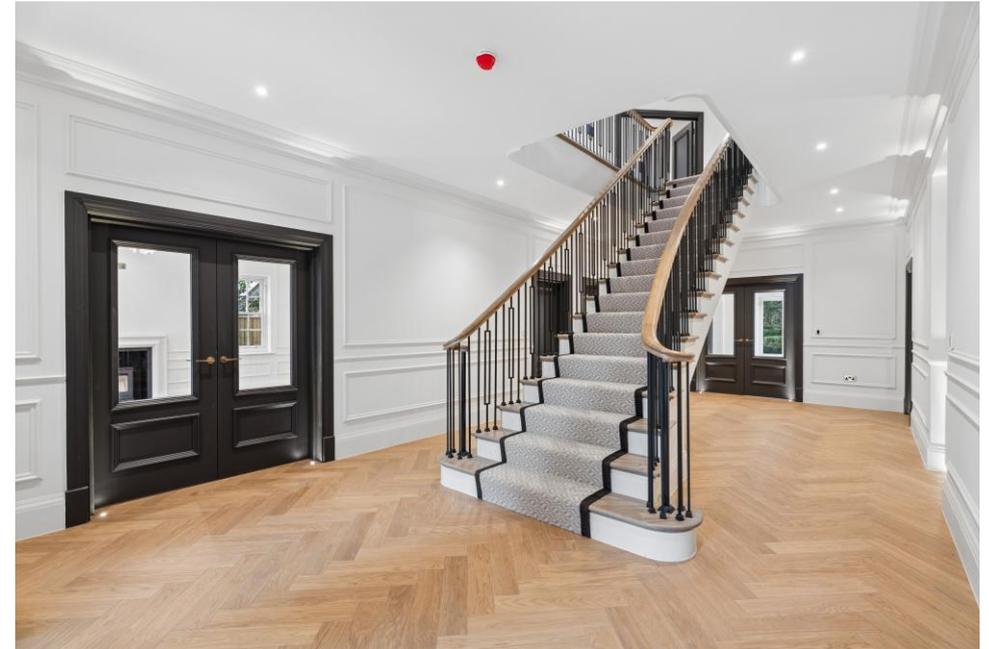


Eddington House, Beaconsfield

An exceptional newly constructed residence of rare quality and distinction, which occupies a beautifully landscaped plot of approximately half an acre on Burkes Road - one of the most prestigious addresses within the highly sought-after Golden Triangle of Beaconsfield. Built by the renowned Clark Construction (South East) Limited, this outstanding six-bedroom, six-bathroom detached home seamlessly combines classical architectural elegance with cutting-edge technology and exemplary craftsmanship. Designed for both refined entertaining and modern family living, the property offers over three floors of impeccably appointed accommodation, complete with a self-contained annex and a superb west-facing rear garden.

Approached via electric gates with keypad entry, the property provides extensive driveway parking and a double garage with electric doors and a power-connected service cupboard. The grounds have been professionally landscaped to create a series of elegant outdoor spaces ideal for al fresco entertaining. The rear garden enjoys a prized westerly aspect, ensuring exceptional afternoon and evening sunlight. Electricity has been thoughtfully supplied to the rear of the garden, enhancing flexibility for future leisure or entertainment features. Security and sustainability have been prioritised, with a comprehensive alarm system, CCTV coverage of the house, garage and grounds, EV charging point, and an air source heat pump delivering efficient heating and cooling.

Inside, timeless detailing meets contemporary comfort. Traditional sash windows and bespoke wall panelling complement herringbone engineered oak flooring that flows throughout the principal reception areas. Underfloor heating serves the ground and first floors and air conditioning in the living room, dining room, kitchen, study and principal bedroom. Chesney fireplaces with natural stone surrounds form elegant focal points and a full Control4 home automation system integrates lighting, entertainment and security seamlessly.





Built-in ceiling speakers are installed in most rooms and provision for electric blinds throughout. At the heart of the home lies a beautifully appointed designer kitchen by ILK, featuring handcrafted bespoke cabinetry, a Belfast sink and extensive preparation and storage space. A full suite of Miele appliances includes: *Two Double Ovens | Steamer Oven | Microwave | Two Dishwashers | Wine Fridge | Full-height Fridge and Freezer | Quooker Boiling Water Taps*

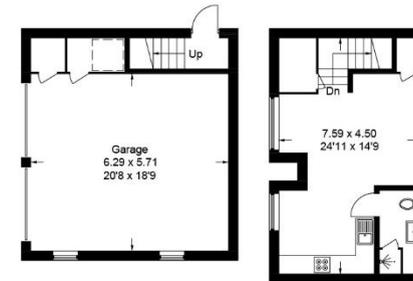
A generous utility room provides additional refrigeration, a secondary Belfast sink and a dedicated gardener's WC, ensuring practicality matches luxury. The home offers six generously proportioned bedroom suites, each with its own beautifully finished bathroom. The principal suite is particularly impressive, benefitting from a private balcony and a luxuriously appointed bathroom featuring Lusso stone baths and high-end sanitaryware. Throughout, the design aesthetic is elegant and timeless, with carefully selected finishes that reflect both quality and longevity. The upper floor has been designed as a superb leisure level, incorporating a cinema room (screen specification left to the purchaser's choice), a games room or additional bedroom, two further en-suite bedrooms and a well-equipped kitchenette with fridge and dishwasher - ideal for entertaining or independent living.

A valuable addition to the property, the self-contained annex benefits from its own private entrance and external lighting for independent use. It includes a fully fitted kitchen with oven, fridge and induction hob, together with a stylish shower room. Perfect for guests, extended family or staff accommodation, it offers both privacy and flexibility. Eddington House represents a rare opportunity to acquire a newly built, high-specification residence in one of Buckinghamshire's most desirable and established locations. Combining architectural integrity, advanced technology, exceptional security and beautifully landscaped grounds, this is a home designed to meet the demands of modern luxury living at the very highest level.





Approximate Gross Internal Area
Ground Floor = 253.5 sq m / 2729 sq ft
First Floor = 241.1 sq m / 2595 sq ft
Second Floor = 167.1 sq m / 1799 sq ft
Outbuilding = 76.5 sq m / 823 sq ft
(Including Garage)
Total = 738.2 sq m / 7946 sq ft



Outbuilding - Ground Floor
(Not Shown In Actual
Location / Orientation)

Outbuilding - First Floor



Ground Floor

First Floor

Second Floor

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.

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