

BOVINGDONS



9 Woodchester Park

Knotty Green, Buckinghamshire, HP9 2TU



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An outstanding newly built detached residence, finished to a superb specification by Landmark Group, in the sought after village of Knotty Green.

Ground Floor

| Entrance Hall | Kitchen/Breakfast/Family Room | Dining Room | Living Room |
| Study | Utility Room | Guest Cloakroom |

First Floor

| Principal Bedroom with Dressing Room and En Suite | Guest Bedroom Suite |
| Bedroom Three with En Suite | Bedroom Four with En Suite |

Second Floor

| Bedroom Five | Bedroom Six/Games Room | Main Bathroom |

| Double Garage | Driveway | Landscaped Gardens |



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Designed with modern family living in mind, this new build six-bedroom family home provides exceptional space throughout.

Boasting a superb open plan kitchen/breakfast/family room with bi-folding doors onto the rear garden, fit with integrated appliances throughout, breakfast bar and adjoining utility room, it is the perfect space for family life and entertaining. The property enjoys a further three reception rooms, utilised as a home study overlooking the rear garden, living room with feature fireplace and patio doors to the garden, and formal dining room with box bay window to the front. A large entrance hall with storage and guest cloakroom completes the ground floor accommodation.

To the first floor there are four generously sized bedrooms, with the principal bedroom enjoying a double aspect view of the front and rear, including en suite bathroom and separate dressing room. The further three bedrooms all enjoy en suite facilities. The second floor provides flexible accommodation with a further two bedrooms and a main bathroom, but also could be utilised as a games room, guest accommodation or even as Au Pair accommodation.

GARDENS AND GROUNDS

There is a large driveway providing off street parking for a number of vehicles with access into the double garage. Side access takes you through to the rear garden, which is predominantly laid to lawn, with a wrap-around patio terrace perfect for entertaining in the warmer Summer months. The garden is bordered throughout with fencing and newly planted trees and shrubs.





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LOCATION

The property is situated just a 20 minute level walk to the shops and facilities of Beaconsfield, yet set within a quiet and secluded location. Beaconsfield train station is 0.8 miles away and provides a 30 minute mainline train service to London Marylebone.

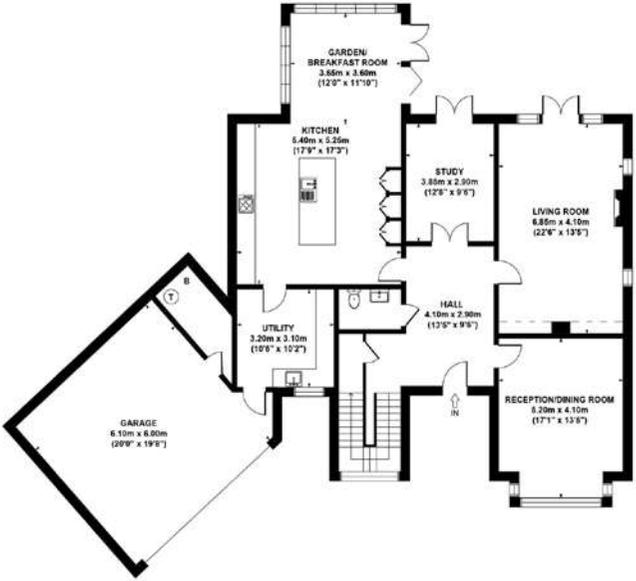
Woodchester Park combines space, luxury and wellbeing with the convenience and proximity to this bustling market town. Junction 2 of the M40 is conveniently located to allow access to the motorway network and airports.

The New Town area is also home to a fine selection of shops including Waitrose, Sainsbury's and Marks & Spencer amongst many others, as well a large number of popular coffee shops and restaurants.

The nearest doctor's surgery is about 200 yards away. The David Lloyd Club is located 1.5 miles from Woodchester Park. Beaconsfield Old Town completes the area, with a further selection of amenities including a bi-weekly farmers' market and an annual Chartered Fair.



FLOORPLAN



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 185 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 162 SQ M



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 89 SQ M

9 WOODCHESTER PARK, KNOTTY GREEN, HP9 2TU
APPROX. GROSS INTERNAL FLOOR AREA 436 SQ M / 4693 SQ FT
 FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

These particulars must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Purchasers must satisfy themselves by inspection.

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