



Beaumont Lodge
Wheeler End Common
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A fabulous individual detached home situated in a secluded location standing in beautiful grounds of 1.2 acres with electric gated access. EXCELLENT TRANSPORT LINKS

Beaumont Lodge, Wheeler End Common, Wheeler End, Buckinghamshire, HP14 3NL

Guide Price £1,250,000

- SECLUDED LOCATION
- EXCELLENT TRANSPORT LINKS
- SEMI RURAL LOCATION
- APPROXIMATELY 1.2 ACRES OF PRIVATE GROUNDS
- ENTERTAINING AREAS, OUTSIDE BAR & SUMMER HOUSE WITH OUTSIDE KITCHEN AREA
- VERSATILE LIVING SPACE
- DOUBLE GARAGE
- ELECTRIC GATES WITH EXTENSIVE PARKING
- 3 RECEPTION ROOMS
- 3 BATHROOMS
- OPEN PLAN KITCHEN & UTILITY ROOM



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PROTECTED



Wheeler End Common

The property is situated within a stone's throw of The Chequers Inn pub and Sunshine Montessori Nursery. The hamlet of Wheeler End dates back to Anglo Saxon times and is made up mainly of a collection of terraced houses and free-standing properties surrounding the village common. The hamlet is located close to the A40 between West Wycombe and Stokenchurch, north of High Wycombe and the market town of Marlow.

The hamlet is surrounded by arable land belonging to the West Wycombe Estate of Sir Edward Dashwood. The M40 can be accessed at Stokenchurch (J5) and the mainline trains at High Wycombe station can reach central London in 28 minutes. Marlow town centre is a short drive away with its array of bustling individual shops, cafes, & restaurants including Tom Kerridge's 2 Michelin Star 'Hand & Flowers', and 'The Ivy Marlow Garden'.



Description

A rarely available detached residence standing in secluded grounds of approximately 1.2 acres situated in a semi-rural location in Wheeler End Common yet enjoying excellent transport links. The property is approached via a private drive with electric gates opening onto an extensive parking area and double garage.

Accommodation

The accommodation briefly comprises on the ground floor, entrance hall, large living room with twin Bi-Fold doors opening onto the rear entertaining terrace and wood burning stove, a well-equipped open plan kitchen with integrated appliances, utility/boot room, spacious dining room with double aspect, study/playroom and ground floor bedroom/gym with en suite shower room. On the first floor there are 3 double bedrooms, one with en suite bathroom and a family bathroom.

Outside

The grounds extend to approximately 1.2 acres, offer total seclusion and are beautifully maintained with a large south facing entertaining terrace ideal for Alfresco dining. There is a sizeable summer house with decked terrace and covered garden kitchen with pizza and Indian cooking stove, as great space to Barbeque, relax and sip a Gin & Tonic.

In addition, there is a covered outdoor bar, a kitchen garden and good size workshop. The property is approached via electric gates opening onto an extensive gravel parking area and double garage with electric 'roll up' door.





General Remarks and Stipulations

Tenure

Freehold

Post Code

HP14 3NL

Services

Mains Drainage, Electric & Water. Oil fired central heating

Viewing

Strictly by appointment with Bonners & Babingtons

EPC Rating

C

Fixtures and Fittings

TBC

Local Authority/Council Tax

Buckinghamshire Council
Band F - £3513.62 p/a

Important Notice

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Approximate Gross Internal Area
 Ground Floor = 145.0 sq m / 1,561 sq ft
 First Floor = 89.3 sq m / 961 sq ft
 Garage = 37.6 sq m / 405 sq ft
 Total = 271.9 sq m / 2,927 sq ft



Illustration for identification purposes only,
 measurements are approximate, not to scale.

