

Bramptons

PLOT 2

Meadow Lane, Beaconsfield, HP9



MEADOW LANE, BEACONSFIELD

RIVERGATE
HOMES

Cairnpark



PROPERTIES

A prestigious and luxuriously appointed 4 reception, 4 bedroom, 3 bathroom detached family home of over 2,000 sq.ft. with garaging and south facing rear garden in a gated development of just two houses.

Completion anticipated January 2016

Guide Price £995,000

One of two brand new detached character houses situated in a quiet road in Beaconsfield convenient for the Old and New Towns.

Three reception rooms, large kitchen/diner, utility room, study, Cloakroom, 4 double bedrooms (two with ensuite) and a luxury family bathroom. There are landscaped gardens to the front and rear of the property, off street parking and an attached garage.

Luxury Kitchen

- AEG Integrated Appliances to include
- Double oven / Gas hob / Extractor hood / Washing Machine / Dishwasher / Fridge/Freezer
- Bespoke kitchen fitments created by specialist designers
- Stainless steel sink with monobloc taps
- Low Voltage halogen downlighters
- Ceramic floor tiling
- Granite work surface with matching upstands

Quality Bathrooms

- Luxury white sanitary ware with Bristan
- Hand-held showers over baths
- Shaver points to all bathrooms
- Low Voltage downlighters
- Heated towel rails
- Ceramic tiling walls and floors
- Thermostatically controlled showers
- Fitted vanity units with marble worktops



Notable Quality Features

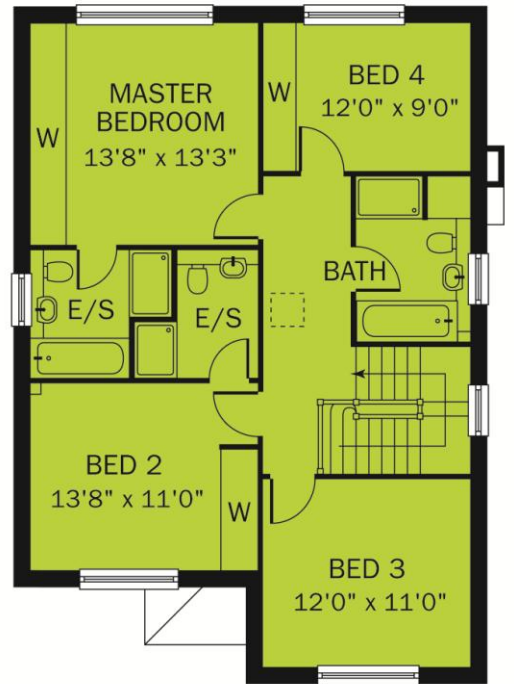
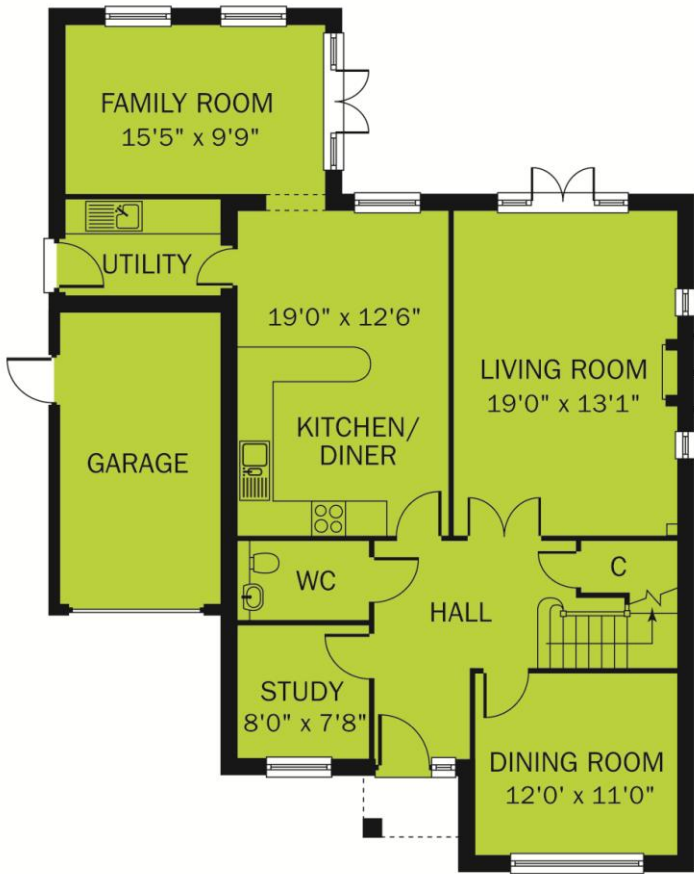
- Traditional brick construction with cavity wall
- Underfloor heating to ground floor, radiator heating to first floor
- UPVC windows
- Moulded coving to principle rooms
- Oak veneer internal doors with chrome ironmongery
- Ceramic tiling to floors in kitchen and downstairs WC
- Moulded skirting/architraves
- Fitted wardrobes to master bedroom
- BT points to lounge, master bedroom and kitchen
- TV points to lounge, kitchen and all bedrooms
- Data cabling to principal rooms
- Log burning stove in the lounge

Security Comfort & Maintenance

- All windows double glazed with window locks
- Nacoss registered full interior alarm system linked to external/internal bells
- Mains wired smoke detectors on each floor
- 10 year warranty
- Unvented high pressurised hot water system

External

- Comprehensively designed landscaping scheme
- Buff riven slabs to patios/paths
- Gravel driveways and access road
- Rear garden laid to lawn
- External power point to patio
- Electrically operated garage doors
- External tap to rear garden



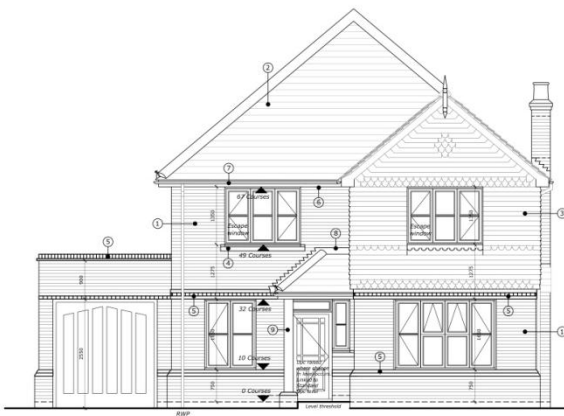
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Bramptons

■ Beaconsfield ■ Chalfont St Giles ■ Chalfont St Peter ■ Farnham Common ■ Gerrards Cross



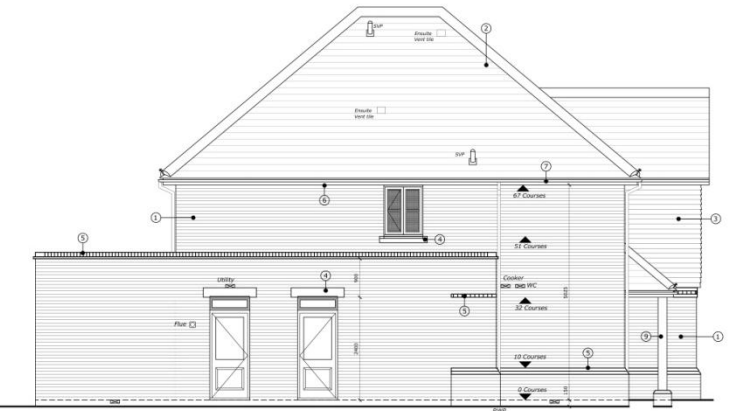
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

 rightmove.co.uk

 PrimeLocation.com

 The Property Ombudsman
SALES

 OFT
Approved code

 NAEA
National Association of
Estate Agents

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