



FERN LEAF
DEVELOPMENTS

The Beeches & Beacons Court

Now, you can live the dream at Ledborough Lane, Beaconsfield. Two luxurious six-bedroom homes set in one of the country's finest locations.

These spacious and substantial six bedroom detached family homes are built to the highest standards and specification, set behind mature beech trees, fronting Ledborough Lane.

Leafy Ledborough Lane lies on the North Eastern edge of the town, with immediate access to beautiful walks through the woods and fields of the Chiltern Hills, yet within ten minutes' walk of the Chiltern Line station to London Marylebone.

Beaconsfield combines the charm of a market town with the amenities one would expect of a metropolitan location. The capital is only 30 minutes away by train, whilst the beautiful Heart of England counties are within easy reach.



The Beeches

From the moment you enter the gate, the elegance and style of this magnificent six bedroom home are immediately apparent.

Approached via a long sweeping drive, The Beeches is set in beautifully landscaped grounds with high levels of privacy and security. Just one look at its classical elevations tells you that here you have a house of substance.

Architectural flair and attention to detail abound in this meticulously planned property with its spacious and stylish accommodation on three floors.

Aesthetics and functionality combine in equal measure. That applies as much to the lifestyle-friendly living areas as to the kitchen and bathroom fittings by leading designers, and the home entertainment and telecommunications provision, which is very much of the 21st century.

Whatever your perspective, The Beeches provides a truly versatile and contemporary backdrop for modern life, lived in style.



VIEW FROM THE DRIVE



Computer Generated Image for illustrative purposes only

A CLASSICAL STYLE SIX BEDROOM FAMILY HOME –
THE LAST WORD IN ELEGANT, MODERN LIVING



Computer Generated Image for illustrative purposes only

Beacons Court

AN IMPOSING SIX BEDROOM PROPERTY
COMBINING SPACE WITH OPULENCE IN
A TIMELESS SETTING

An overriding sense of opulence – that’s Beacons Court. From arrival at the private gated entrance – complete with CCTV entry phone – to viewing the property with its grand facade, the promise of what’s to come is enticing.

With six double bedrooms including four en-suites and accommodation spread over three floors, Beacons Court is a family home par excellence.

The ground-floor living areas, for example, are fully integrated in a lifestyle-friendly way, whilst attention to detail extends to external and internal finishes such as high performance sash windows and oak internal doors.

The all-important kitchen and bathroom areas are highly specified with some of the most respected designer names around, and today’s demands for efficient and effective home entertainment, internet and telecommunications are catered for.

In short, Beacons Court is a unique property that delivers on all its promises.



Library photograph from Cottura

Specification

EXTERNAL DETAILS

- » White UPVC sliding sash high performance windows
- » Hardwood front door with a painted finish and polished chrome door furniture
- » Outside water taps (front and rear)
- » Outside electrical points
- » Landscaped front and rear gardens

INTERNAL DETAILS

- » Pre-cast concrete ground and first floors
- » Gas fired under floor central heating system to ground and first floors

INTERNAL FINISHES

- » Oak finished internal doors or glazed doors with oak frames
- » Polished chrome door furniture
- » Floor tiling to ground floor hallway, garden room, family and breakfast area
- » Fitted carpets to all reception rooms and bedrooms
- » Cornice to drawing room, dining room, study and entrance hall
- » Oak staircase
- » Chesney Limestone fireplace, with Class 1 gas log effect fire

KITCHEN

- » Contemporary kitchen by 'Cottura' with granite worktops and upstand
- » Soft close doors and drawers
- » Stainless steel 1½ bowl undermounted sink with single lever monobloc chrome mixer tap and waste disposal unit.
- » Two multifunction pyrolytic self-cleaning ovens
- » Induction hob and pop up extractor hood
- » Steam oven
- » Integrated plate warmer
- » Integrated wine cooler
- » Integrated microwave oven
- » 2 integrated fridge/freezers
- » 2 integrated single drawer Fisher and Paykel dishwashers
- » Chrome recessed downlights
- » Floor tiling

UTILITY ROOM

- » Contemporary cupboard units by Cottura, with chrome finish handle and soft close doors and drawers
- » Stainless steel single bowl with single drainer and chrome plated mixer tap
- » De Dietrich washing machine and tumble dryer
- » Recessed downlights
- » Floor tiling
- » Water softener (Beacons Court water softener located in garage)

SPECIALIST DESIGNED BATHROOMS, SHOWER ROOMS, EN-SUITES & CLOAKROOMS

- » Villeroy & Boch sanitary ware with Hansgrohe taps and fittings
- » Tiling to family bathrooms, all en-suites and shower rooms
- » Tiling to basin wall in cloakrooms
- » Ceramic floor tiling to family bathrooms, master en-suites and cloakrooms
- » Mirrors to family bathrooms, master en-suites and cloakrooms
- » Chrome plated dual control mixer taps to basins and baths
- » Heated towel rails to family bathrooms and all en-suites
- » Recessed chrome downlights to main en-suite and bathroom
- » Downlight with PIR sensor to all bathrooms and en-suites

ELECTRICAL

- » Chrome sockets and switches throughout
- » Recessed downlights to all main rooms. Provision for wall lights to dining room
- » Five amp lighting circuit to the drawing room
- » Sky+ HDTV multiroom wiring to family room, drawing room and master bedroom
- » TV slave points to study, kitchen/breakfast area, all bedrooms and bonus room
- » Both homes are wired to include a 'loop' system that will allow the picture output from a video, DVD player or satellite decoder (located in family room, drawing room or master bedroom) to be viewed in all rooms fitted with a TV socket once the appropriate television reception and distribution equipment has been installed
- » Hi-fi wiring to drawing room, dining room, kitchen, family room, and master en-suite



SECURITY

- » CCTV entry phone from front entrance gate, being electric wrought iron (plot 1), solid timber (plot 2)
- » NSI approved alarm system fitted to include garage areas
- » Outside lights to porch
- » Multi-point locking system to front door, and all other external doors

GARAGING

- » Electric door opener with two remote control handsets





THE ROYAL STANDARD OF ENGLAND — THE OLDEST FREE HOUSE IN ENGLAND



Beaconsfield, Buckinghamshire

Enviably situated at the edge of the beautiful Chiltern Hills – yet less than 30 miles from central London – the market town of Beaconsfield is a great place to live and work.

It's one of the most prosperous places in the country – with amenities to match.

When it comes to shopping, there's a wide choice of specialist local shops as well as big-name supermarkets such as Sainsbury's and Waitrose, as well as Marks & Spencer Simply Food. There's also a bustling market held every Tuesday.

You'll find a wide selection of pubs, bars and restaurants in both the New Town and the Old Town. These range from national chains to smaller specialist restaurants and traditional inns, with many delightful country pubs in the surrounding area.

Beaconsfield Golf Club is an established private members club. There are many other golf clubs within a 20-mile radius of the town. Beaconsfield is also home to squash, tennis and rugby clubs, all within easy reach.

At the gateway to the Chilterns, Beaconsfield is an ideal starting point for many wonderful walks in the picturesque countryside of Buckinghamshire.

Buckinghamshire retains the grammar school system for secondary education. There are excellent private and state schools catering for pupils of all ages.

Superb Transport Links

A major attraction of Beaconsfield – for commuting, business or leisure – is its superb road and rail links...

Motorway links include the nearby M40 for London, Oxford and Birmingham. The M25 and M4 motorways are also easily accessible. Nearby towns include Amersham, Gerrards Cross, Marlow, Windsor, Uxbridge and High Wycombe.

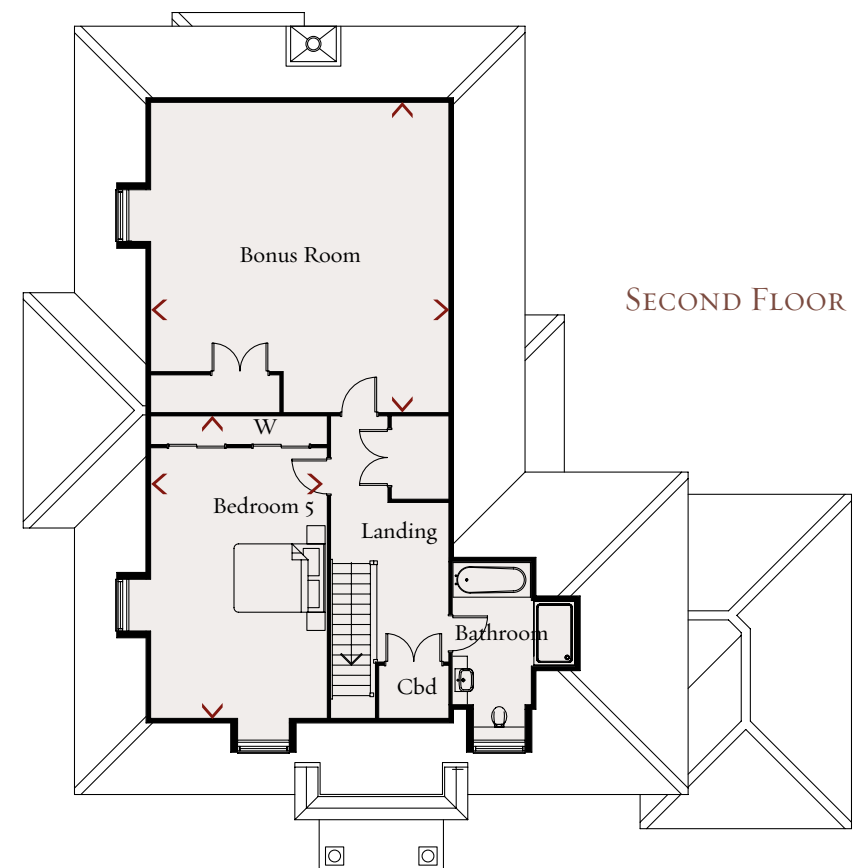
Beaconsfield’s train station, served by the Chiltern Line, is within easy walking distance. London Marylebone is a 30-minute journey whilst Birmingham is easily accessible.



With Heathrow less than 30 minutes away by car and Luton, Gatwick and Stansted all within an hour’s drive, The Beeches and Beacons Court are ideally located for the international traveller. The sea ports of Dover, Portsmouth and Southampton, as well as the Channel Tunnel, can all be reached within two hours.



ROAD AND RAIL LINKS PLAY A BIG PART IN THE TOWN’S SUCCESS



The Beeches

GROUND FLOOR

» Drawing Room	8.35m x 5.60m	(27' 5" x 18' 4")
» Study	4.10m x 3.62m	(13' 5" x 11' 11")
» Family Area	4.80m x 4.35m	(15' 9" x 14' 3")
» Dining Room	5.60m x 3.62m	(18' 4" x 11' 11")
» Kitchen Area	5.53m x 4.35m	(18' 2" x 14' 3")
» Breakfast Area	4.07m x 3.72m	(13' 4" x 12' 2")
» Utility	2.50m x 1.81m	(8' 2" x 6' 2")

FIRST FLOOR

» Master Bedroom	4.35m x 3.74m	(14' 3" x 12' 3")
» Master Bedroom En-Suite	3.59m x 2.73m	(11' 9" x 8' 11")
» Master Bedroom Dressing	4.35m x 1.65m	(14' 3" x 5' 5")
» Bedroom 2	4.57m x 4.49m	(15' 0" x 14' 9")
» Bedroom 3	4.76m x 3.71m	(15' 7" x 12' 2")
» Bedroom 4	4.76m x 3.36m	(15' 7" x 11' 0")
» Bedroom 6	4.84m x 2.76m	(15' 11" x 9' 1")
» Bathroom	3.59m x 2.85m	(11' 9" x 9' 4")

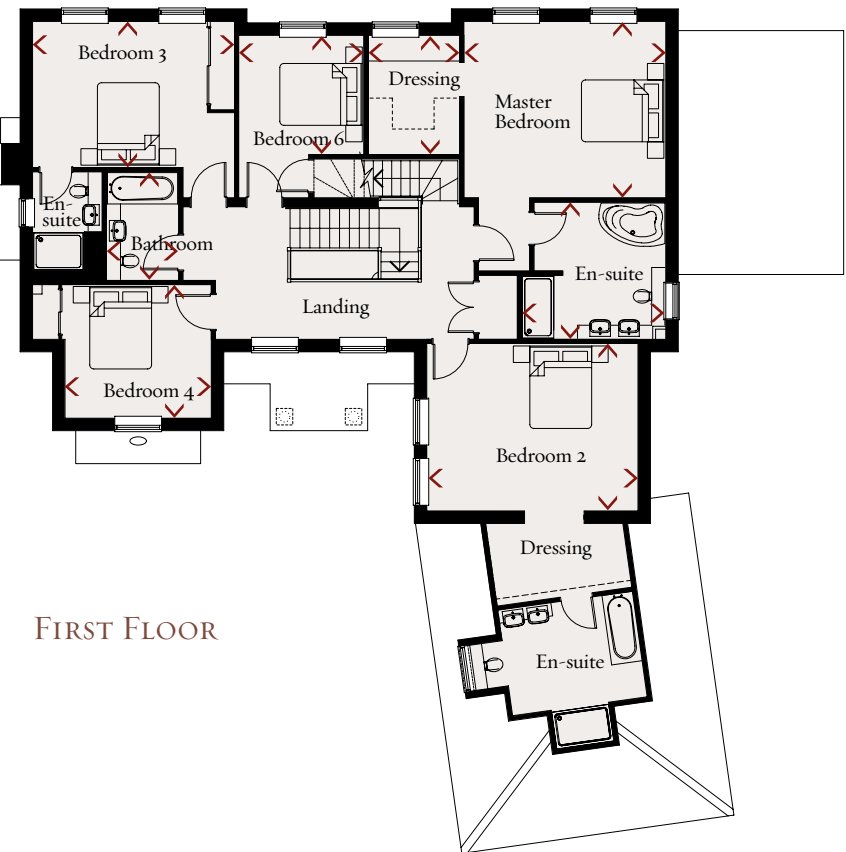
SECOND FLOOR*

» Bedroom 5	6.60m x 3.83m	(21' 8" x 12' 7")
» Bonus Room	6.77m x 6.50m	(22' 3" x 21' 4")

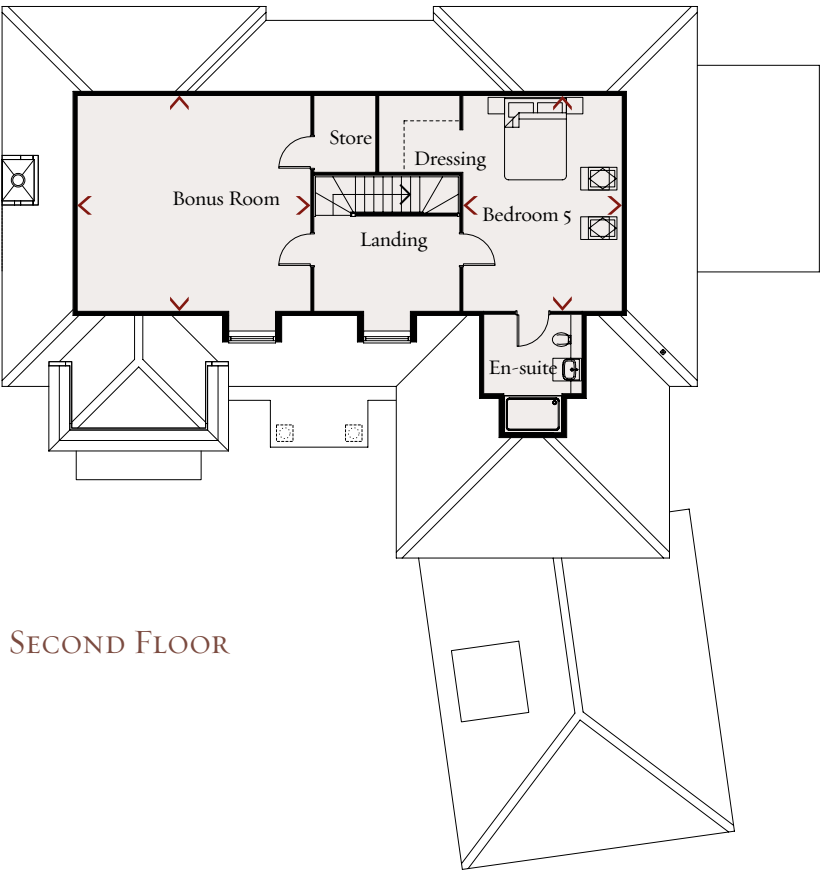
*Maximum Dimensions



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Beacons Court

GROUND FLOOR

» Drawing Room	6.24m x 4.85m	(20' 7" x 15' 11")
» Dining Room	5.22m x 3.92m	(17' 2" x 12' 10")
» Family Area	4.87m x 4.26m	(16' 0" x 14' 0")
» Breakfast Area	4.00m x 3.66m	(13' 1" x 12' 0")
» Garden Room	4.98m x 3.69m	(16' 4" x 12' 1")
» Study	3.88m x 3.51m	(12' 9" x 11' 6")
» Kitchen Area	5.08m x 3.91m	(16' 8" x 12' 10")
» Utility	3.10m x 2.03m	(10' 2" x 6' 8")

FIRST FLOOR

» Master Bedroom	4.87m x 4.34m	(16' 0" x 14' 3")
» Master Bedroom En-Suite	3.29m x 3.16m	(10' 10" x 10' 4")
» Master Bedroom Dressing	2.85m x 2.21m	(9' 4" x 7' 3")
» Bedroom 2	5.08m x 4.02m	(16' 8" x 13' 2")
» Bedroom 3	4.85m x 3.50m	(15' 11" x 11' 6")
» Bedroom 4	3.50m x 3.20m	(11' 6" x 10' 4")
» Bedroom 6	3.01m x 2.85m	(9' 10" x 9' 4")

SECOND FLOOR*

» Bedroom 5	5.19m x 3.82m	(17' 1" x 12' 7")
» Bonus Room	5.63m x 5.19m	(18' 6" x 17' 1")

*Maximum Dimensions

Site Plan





FERN LEAF

DEVELOPMENTS

Fern Leaf Developments is a member of the Farmglade Group, a substantial property investment and development company based in South Buckinghamshire.

With a wealth of experience in high-end residential design and development, the Fern Leaf Team are driven by a passion for design and attention to detail.

The Beeches and Beacons Court is one of a number of high quality projects Fern Leaf are in the process of developing on superbly located sites in Beaconsfield and other prestigious locations in West London and the Chilterns.

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