



EGERTON HOUSE

92 Gregories Road, Beaconsfield HP9 1HL



BARTRAMS

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An elegant Georgian style family residence arranged over three floors constructed by Halamar, with featurebespoke stone staircase, located in one of Beaconsfield's prime roads within the Golden Triangle.

Grand reception hallway | drawing room | dining room | open plan kitchen/ breakfast/ family room | study/library | 6 bedrooms | 6 bathrooms | gated entrance to forecourt & double garage | landscaped front & rear gardens | EPC rating C

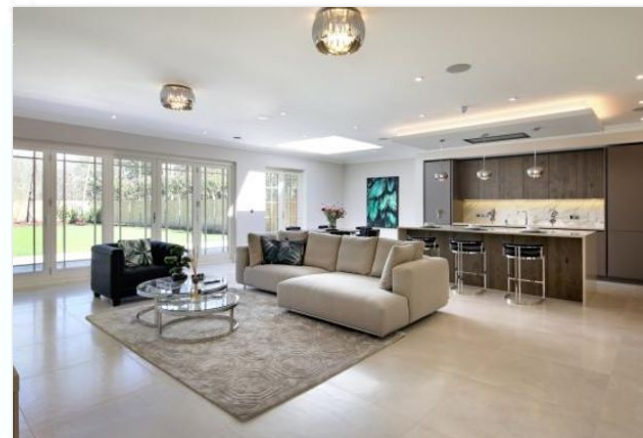
Location

Situated on one of Beaconsfield's premier residential roads, the property is perfectly located within in the New Town and walking distance to an excellent range of convenience and independent retail stores, a variety of coffee shops, restaurants and supermarkets including Waitrose, Sainsbury and Marks & Spencers. Sports enthusiasts are well catered for with tennis, riding, squash, golf, cricket, rugby and football clubs in the area.

Beaconsfield New Town Chiltern Line Station giving access to London Marylebone 23 minutes, Old Town 1.2 mile, M40 (J2) 2.2 miles, Gerrards Cross 5 miles, Amersham 5 miles, M25 (J16) 6.5 miles, M4 (J8/9) 9.5 miles, London Heathrow 14 miles, Central London 27 miles. (All distances and times are approximate)

Gardens & Grounds

The meticulously designed gardens at the front and back of the property form a tranquil outdoor haven. A rear patio area sets the stage for delightful al fresco dining and leisure. With a spacious driveway accommodating multiple vehicles, and an electric double garage ensuring both convenience and safety, this property offers a harmonious blend of function and serenity.





Technology

Lutron lighting system | Control 4 entertainment system | CCTV system installed with monitored alarm system | Audio sound system throughout principal areas in the house | Under flooring heating throughout (concrete floors throughout) • Air source heating system | MVHR cooling system installed throughout

Services:

Gas central heating. Mains water, electricity and drains.

Council Tax Band: G

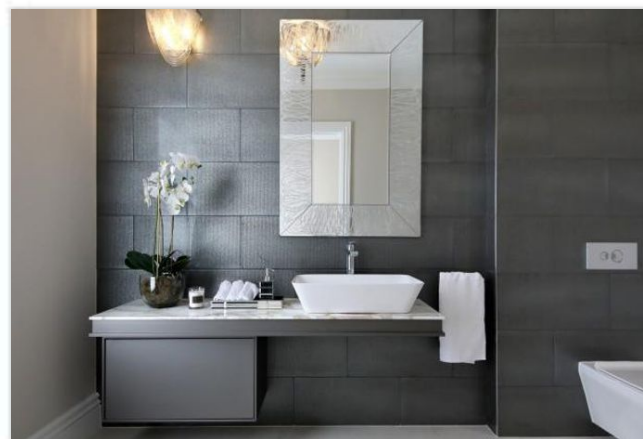
EPC Rating: C

Local Authority:

South Bucks District Council

Directions:

Turn left out of Beaconsfield Station on the B474 and then take the first right into Gregories Road. The property can be found approximately 200 yards on the right hand side.





92 GREGORIES ROAD, BEACONSFIELD , BUCKINGHAMSHIRE, HP9 1HL
APPROX. GROSS INTERNAL FLOOR AREA 647 SQ M / 6960 SQ FT
 FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE



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