



THE SPINNEY

Beaconsfield HP9 1SA



B A R T R A M S



## 70 THE SPINNEY

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An extended four bedroom detached family home, circa 1965 that is located within the popular Butlers Court Estate and benefiting from a Southerly aspect rear garden.

Beaconsfield New Town 0.7 miles, London Marylebone 22 minutes, 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)

### Summary of accomodation

Entrance hallway, downstairs cloakroom, 26'5 x 11'8 double aspect living and dining room with featured gas fire and kitchen breakfast room. To the first floor there are three well proportioned double bedrooms and a good sized fourth bedroom with built in wardrobes, family bathroom.

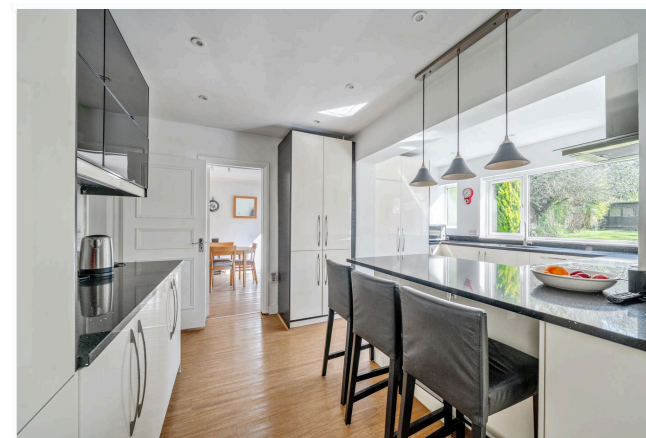
### Gardens & Grounds

A full width patio area leading up to a delightful southerly aspect garden that is mostly mainly laid to lawn with flower beds and timber sheds. A side covered passageway gives access to the 17 x 8'4 garage. To the front there is a lawned garden with driveway to side providing off street parking for four cars.

### Location

The property is located within the picturesque Old Town, close to the Memorial Green and St Mary & All Saints Church and walking distance to an array of pubs, boutique shops, coffee shops, restaurants and much favoured market on a Tuesday and a farmers market on a monthly basis. Access to the National motorway network via the M40 (Junction 2) is within a short drive giving access to the M25, Heathrow Airport, London, Oxford and Birmingham.

The New Town has a main line station serving London Marylebone (fast train now 22 minutes) and an excellent range of shops for day to day needs including Waitrose, Marks and Spencer Simply Food and Sainsbury's supermarket, together with a good selection of restaurants and cafes. The area is also renowned for its schooling both state and private and being catchment for the popular Butlers Court primary school.







**Services:**

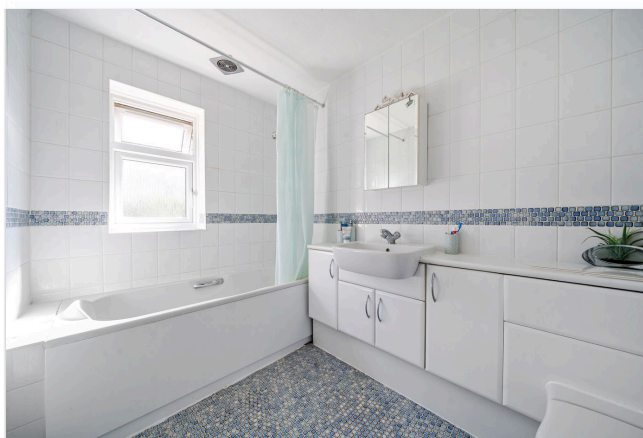
Gas central heating. Mains water, electricity and drains.  
Broadband and telephone subject to contract with supplier.

**Council Tax Band:** F

**EPC Rating:** C

**Local Authority:**  
Buckinghamshire Council

**No Upper Chain**





## The Spinney, Beaconsfield, HP9

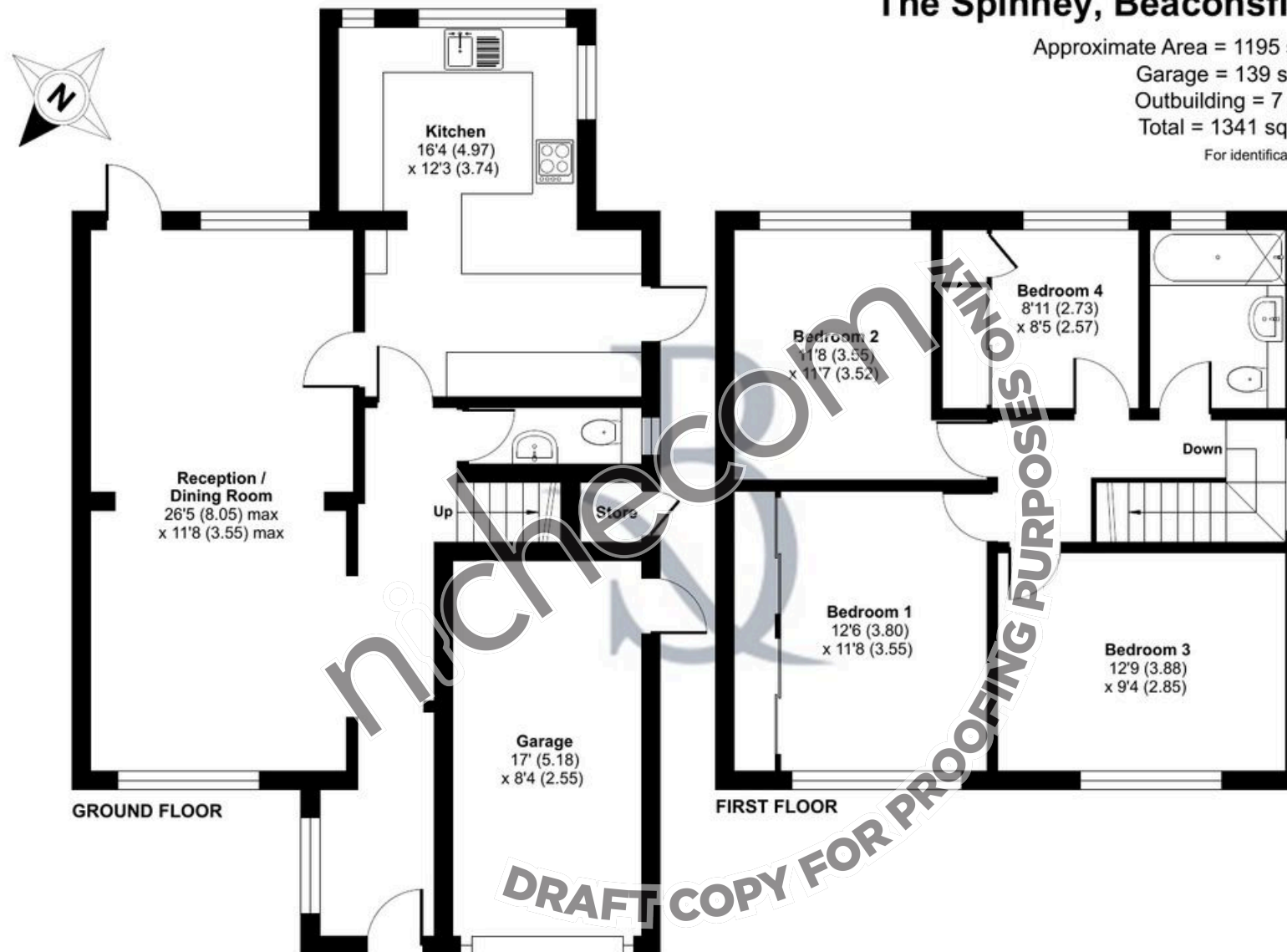
Approximate Area = 1195 sq ft / 111 sq m

Garage = 139 sq ft / 12.9 sq m

Outbuilding = 7 sq ft / 0.6 sq m

Total = 1341 sq ft / 124.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Bartrams Property Consultants. REF: 1261504



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