



SHEPHERDS LANE

Beaconsfield Old Town, HP9 2DT



BARTRAMS

## 16 - 18 SHEPHERDS LANE

Beaconsfield, HP9 2DT

A rare and unique three bedroom, two reception Grade II listed linked terraced character home located within the heart of the picturesque Old Town, circa late 18th century retaining many of its original character features.

### Summary of Accomodation

Entrance door to dining room that leads to the kitchen, double aspect living room with stairs to first floor landing with boarded loft, boiler and pull down ladder. Three well proportioned bedrooms and family bathroom. To the rear a courtyard cottage garden and off street parking via archway.

### Location

Shepherds Lane is located in the heart of Beaconsfield's picturesque Old Town offering a selection of restaurants, boutique shops and public houses. A 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 and catchment for nursery, primary & secondary.

### Directions

From Beaconsfield Station turn left into Station Road and proceed on the B474 to the roundabout at Aylesbury End, turn left into London End and then take the first turning at roundabout onto Park Lane. Take the first on the left into Candlemas Lane and immediately left into Shepherds Lane where the property can be found on the left hand side.





**Services:**

All mains connected & Fibre

**Council Tax Band: C**

**EPC Rating: D**

**Local Authority:**

Buckinghamshire Council

Council Tax Band: D - £2165.82

**Historical England:**

Grade II (List Entry Number: 1160797)

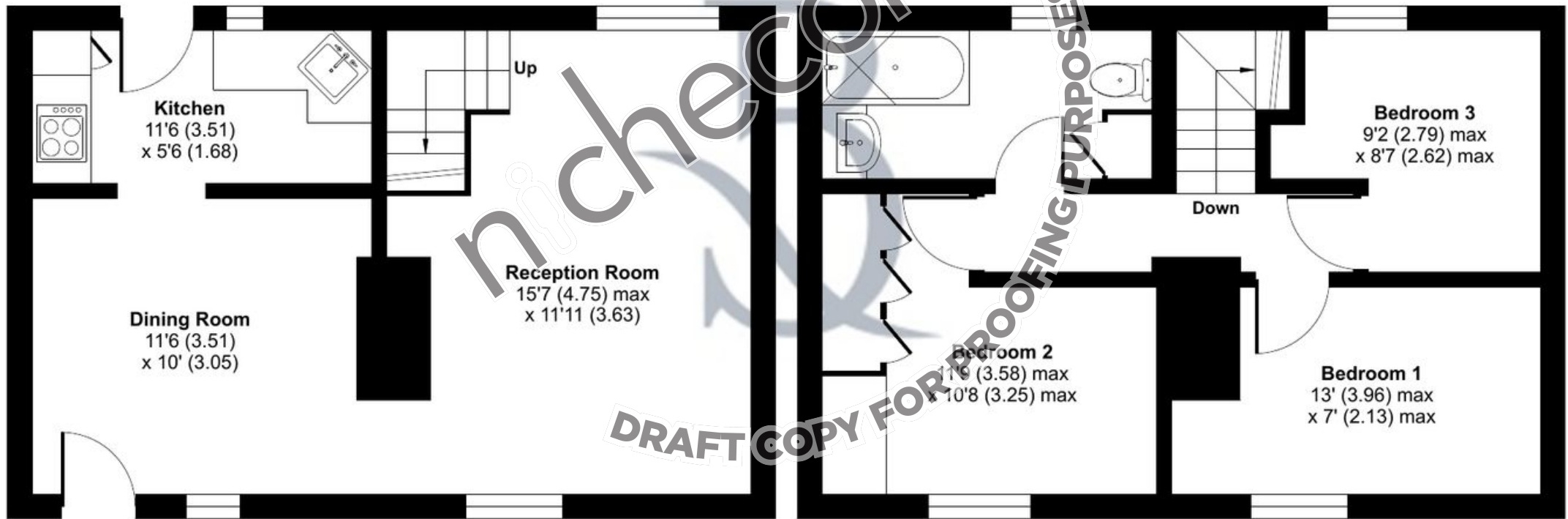
Note: There is a grant of easement access by foot for neighbours as well as Hall Barn Estate having access.



# Shepherds Lane, Beaconsfield, HP9

Approximate Area = 762 sq ft / 70.8 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



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