

Candlemans Lane, Beaconsfield | £1,485,000

Red.



A beautiful detached four-bedroom family home, architect-designed for luxury, laid back living. Portway Cottage is located in one of Beaconsfield's most sought after locations with the old town (restaurants), new town (amenities), train station (London 21 mins) and excellent schools (private and state) all within a short walk.

Screened behind mature yew hedging, the property enjoys a large paved driveway, mature borders and views through to the stunning rear garden on entry. Bespoke units provide seating and storage designed with precision to meet the Italian stone floor with zoned underfloor heating, LED lighting, wooden plantation shutters and solid oak doors throughout.

The entrance hall features high ceilings with chandelier fixings leading to a dual aspect reception room (playroom or adults retreat), a well-proportioned office and a guest WC. Full height glazed doors lead through to the main family space comprised of lounge, breakfast bar, kitchen and formal dining. The Alno kitchen (Miele appliances) also provides access to the fitted utility via a recessed door. Bi-fold doors on two aspects complete the indoor-outdoor feel of this immaculate space.

The garden has been designed to provide an easy living utility and a sense of refined tranquillity. A dedicated al-fresco barbecuing area links back to the open plan kitchen while entertainment and seating tuck neatly into the sunniest aspect with mature trees providing shade and privacy to enjoy the garden all year round.

Upstairs, the main feature is clearly the generous master suite running the entire length of the upper floor, including a walk-through wardrobe and a spacious couples ensuite. The second bedroom features both fitted wardrobes and an ensuite with two further bedrooms and a large family bathroom, completing the accommodation.

This home has received many upgrades by the current owners whilst still benefiting from the 10-year LABC warranty.







- Four Double Bedrooms
- 3.5 Baths (two en-suites)
- Open-Plan Living/Dining
- Separate (2nd) Reception
- Luxury Appointed Kitchen
- Seperate Laundry
- Off Street Parking for Four Cars
- Underfloor Heating
- EPC Rating B83
- No Onward Chain



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

49A, Candlemas Lane, Beaconsfield
Approximate Gross Internal Area
208 Sq M/2239 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

4 Beds | 3 Baths

2239.00 sq ft

VIEWING
By appointment only

AGENTS
Red Property Partnership
501 Kingsland Road, London, E8 4AU
0207 485 1332
info@redpropertypartnership.co.uk
www.redpropertypartnership.co.uk

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Red Property Partnership Ltd
Company Registered in England & Wales No. 06946290
Registered Office: 501 Kingsland Road, London, E8 4AU
VAT Registration Number: 112288536