

Ellwood Grange

Description

With a symmetrical front facade set either side of a welcoming stone curved arch, Ellwood Grange is an impressive and grand new build home of sizeable proportions. With accommodation of in excess of 8,200 sq ft and an additional triple garage, this imposing new house provides the perfect home for family life and entertaining.

The jewel in its crown however is the expansive, west-facing garden, mature hedging and a majestic Hornbeam specimen tree providing privacy and seclusion in a park-like setting.

Notwithstanding its symmetry to the front, the house pays homage to 'Arts and Crafts' design principles. Stone window and door surrounds, in a Cotswold Stone colour, frame the natural stain oak windows and sit comfortably alongside the red multi-coloured brick. The two splayed bay windows set to either side of the welcoming front door and surrounding curved stone arch frame this statuesque and imposing building. The triple garage, with accommodation above, creates a welcoming courtyard where visitors can alight.

Internally, the centralised Hallway with offset staircase, is the gateway to exploring this most interesting and well-appointed of new houses. With glazed doors leading through to the Dining Room and its sizeable splayed bay window beyond, visitors can absorb the stunning garden vista once they have entered the building. With all entertaining rooms having both views and access to the impressive garden, this fabulous new house is surely 'entertaining' personified.

Location

Located on one of the most prestigious roads in Beaconsfield and set on a stunning west-facing plot, Ellwood Grange is the latest exciting new project to be released by Oakeve. The town of Beaconsfield with all its amenities, including Beaconsfield train station which provides direct links to London Marylebone, is a short walk from the property. Junction 2 of the M40 is conveniently located to allow access to the motorway network.

Education

The local area is renowned for its excellent choice of state and independent schools, including leading grammar schools, such as Dr Challoner's Boys Grammar School, Dr Challoner's High School for Girls and The Royal Grammar School, as well as top private schools including Wycombe Abbey, The Royal Masonic, Berkhamstead College, Harrow, Merchant Taylors and Eton.

Accommodation

Ground Floor: Grand Reception Hall with offset galleried walnut staircase, Cloakroom, Drawing Room, formal Dining Room with splayed bay window, Cinema Room, Study, significant open plan Kitchen/Breakfast Area/Family Room with large roof lantern and fitted Sub Zero and Wolf appliances, Utility Room and shower room with W/C. Large Games Room above the integral triple garage. Air conditioning to the south facing Reception rooms and Bedrooms on the First Floor, individually zoned underfloor heating system and programmable lighting system.

First Floor: Impressive galleried landing with feature chandelier and walnut staircase, four Bedrooms all with luxuriously appointed en-suite Bathrooms including an exceptional Master Bedroom with a separate Dressing Room and sizeable Master Bathroom. Multi-room audio system and programmable Lutron mood lighting to Master Bedroom suite and individually zoned underfloor heating to all Bathrooms and Bedrooms.

Second Floor: 2 further large Bedrooms with en-suite Bathroom fitted with Villeroy & Boch sanitaryware and further store room.

Specification Highlights

- Gated entrance
- Expansive Kitchen/Breakfast Area/Family Room with bespoke Italian cabinetry and Sub Zero and Wolf appliances and dancing flame fireplace
- Lutron Mood Lighting designed in association with the Interior Design Scheme
- Security - Full 'Gold' NACOSS security system, 8 camera infrared CCTV monitoring system with TV interface, PIR security lighting and full LD2 fire detection system, multi-point locking to all external doors
- Heating & Ventilation - Programmable zoned and electronic thermostatically controlled under floor heating, central extract system to all 'wet' areas, gas fired boiler system with hot water storage with tablet/ mobile control app
- Multimedia - Cinema with full AV home theatre equipment, Control4 Multi-Room audio entertainment system.
- Ducted air conditioning system
- Fully wired and wireless home network and broadband connection
- Fibrous Cornice - Fibrous cornice to all Ground and First Floor rooms and Second Floor landing
- Contemporary internal doors with brushed chrome ironmongery
- Mature planting, well screened west-facing private garden