

Ellwood Grange

Description

Ellwood Grange is an imposing Georgian new-build family home constructed to an outstanding specification, providing sumptuous and spacious accommodation across three floors. With its welcoming architectural bath stone portico and magnificent stone surrounds, showcasing the double hung sash windows, Ellwood Grange has presence and gravitas, offering 8,800 square feet of luxurious, contemporary living – both inside and out.

Internally, the centralised Main Hallway, with its beautifully crafted, cantilevered stone curved staircase, is the gateway to exploring this most opulent and well-appointed of new homes. Oversized, solid piano-black internal doors lead to the five elegant reception rooms, all with views and/or access to the outdoor entertaining terrace and impressive landscaped gardens.

The hub of the home is the contemporary Italian Kitchen. With bespoke, satin-grey 'Titanio Satinato' and smoked glass cabinetry, complementing the market-leading Sub-Zero and Wolf appliances, the Kitchen is bound to impress. Practicality and sociable dining/entertaining were given equal importance when designing the floorspace with a large Breakfast Area and sumptuous Family Room flowing on from the main Kitchen, creating a wonderful area for family and friends to gather. A large expanse of bi-fold doors bring the outside in, opening out onto the expansive outdoor entertainment terrace.

Completing the Ground Floor is a fully-networked Study for homeworking, a large Boot Room with plentiful storage for everyday living, a generously-proportioned and well-equipped Secondary Kitchen/Utility Room, a Cloakroom, Guest Shower Room and a secondary staircase providing access to the Annexe.

Upstairs, the feeling of capaciousness continues onto the First Floor Landing. By night, the space is elegantly lit by six bespoke, crystal wall lights that lead to the stunning Master Bedroom Suite. Complete with a separate Dressing Area with fitted wardrobes and a contemporary En-suite Bathroom, the Master Bedroom Suite is a haven of tranquillity away from the bustling hub of the home on the Ground Floor. Three further Guest Bedrooms with luxurious En-suite Bathrooms and fitted wardrobes can be found on the First Floor alongside a generous Laundry Room with kitchen facilities and a linen storage cupboard.

On the Second Floor, there are two further Guest Bedrooms, a large Games Room, a Family Bathroom and additional storage space.

In terms of design and specification, nothing has been left to chance with several innovative technologies installed at Ellwood Grange including a premium Control 4 Audio Visual Automation system, programmable 'Lutron Homeworks' lighting, CCTV camera system and 'Gold' NACOSS security system, as well as a LD2 fire alarm. To provide comfort, all bedrooms on the First Floor are equipped with air conditioning.

Outside, Ellwood Grange benefits from a gated, block-paved driveway for multiple vehicles, an integral triple garage and thoughtfully landscaped front and rear gardens. To the rear, a generous west-facing garden with outdoor dining terrace and cedar-clad privacy wall provides an excellent al-fresco entertaining space.

Accommodation

Ground Floor: Grand Reception Hall with sweeping stone staircase | Study | Drawing Room with feature fireplace | Dining Room | Guest Cloakroom | Morning Room | Wonderfully-appointed open-plan Kitchen/Breakfast Area/Family Room with bi-fold doors onto Outdoor Entertaining Terrace | Secondary Kitchen/Utility Room | Guest Shower Room | Boot Room

First Floor: Impressive galleried landing | Luxuriously-appointed Master Bedroom Suite with Dressing Room and capacious En-Suite Bathroom | Three further First Floor Bedroom Suites all with separate En-Suite Bathrooms and Fitted Wardrobes | Laundry Room with Kitchen facilities | Linen Cupboard | Secondary Staircase leading to Private Staff Annexe | Air Conditioning to all First Floor Bedrooms

Second Floor: Capacious Games Room | Two further Guest Bedrooms | Separate Family Bathroom

Integral Triple Garage | Beautifully landscaped front and rear gardens with Outdoor Terrace/Entertaining Area | Lutron lighting scheme, uplighting key external features

Location

A short walk to the shops and facilities of Beaconsfield, including Beaconsfield train station which provides a mainline train service to London Marylebone, yet set within a secluded and mature garden, Ellwood Grange combines space, luxury and wellbeing with the convenience and proximity to this bustling market town.

Junction 2 of the M40 is conveniently located to allow access to the motorway network and airports.

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 School for Girls, Berkhamstead College, Harrow, Merchant Taylors and Eton.

Specification Highlights

- Automated gated entrance with video intercom system to all floors
- Sweeping cantilevered stone staircase, providing stunning focal point upon first entry to the Main Hallway;
- Bespoke 'Sexy Crystals' wall lights to Main Hallway and First Floor Landing;
- Expansive Kitchen/Breakfast Area/Family with state-of-the-art Sub-Zero and Wolf appliances and bespoke Italian cabinetry;
- LED 'starlit' roof lantern in the Family Room with bi-fold doors opening onto Dining Terrace;
- Sleek 'Dancing Flame' gas fireplace in the Family Room;
- Contemporary Chesney's fireplace in the Drawing Room;

- Showcase crystal chandeliers in the Drawing Room, Dining Room and Master Bedroom Suite;
- Miele appliances in the Secondary Kitchen/Utility Room;
- Bespoke, hand-crafted Boot Room with plentiful storage;
- First-Floor Laundry Room with Kitchen facilities;
- Air conditioning to all First Floor Bedrooms;
- Capacious Games Room on the Second Floor;
- Separate Staff Annexe with En-suite, benefitting from its own private entrance;
- Gold' NACOSS security systems and 'Control4' Audio Visual system throughout the house and externally;
- 'Lutron Homeworks' lighting system and programmable heating system to maximise comfort and flexibility;
- PIR security lighting, full LD2 fire detection system and multi-point locking to all external doors;
- Wiring for 8 camera infrared CCTV monitoring system with TV interface;
- Morning/Cinema Room with full AV home theatre equipment and Control4 Multi-Room audio entertainment system;
- Fibrous cornice to all Ground Floor rooms, First Floor rooms and Second Floor Landing;
- Contemporary oversized piano black internal doors with polished chrome ironmongery;
- West-facing private garden with outdoor Entertaining Terrace with cedar clad privacy wall and thoughtful landscaping;
- Integral Triple Garage with panelled black doors.



OAKEVE
