

## Hurlingham

### Description

Hurlingham, located centrally within Beaconsfield's 'Golden Triangle', is an imposing 'Manor House', constructed to an exceptional specification with an opulent and luxurious interior. Set within south-facing formal landscaped grounds, this impressive new country home offers 9,178 square feet of sumptuous, state of the art, luxurious living – inside and out.

There are five main reception rooms, of which the majority share views across the rear terrace and beautifully landscaped, secluded garden. A fully networked Study for homeworking, separate Cinema Room and the luxuriously appointed Kitchen/Breakfast Area/Family Room are all accessed from the grand oak panelled Entrance Hall. The house has a separate staff annexe with an en-suite, which benefits from its own private entrance.

The hub of the home is the contemporary Italian Kitchen with grey birds eye maple high gloss cabinetry and Sub Zero and Wolf appliances. Within the Breakfast Area and perfect when entertaining guests, the showcase wine display cabinet in matching Italian birds eye maple with smoke grey glass doors is a fantastic feature. After dinner, relax in the Family Room, below the LED starlit sizeable roof lantern, with the dancing flame fire lit, enjoying a film in the full surround sound cinema environment.

In addition to the Family Room AV systems, the house also has a further dedicated Cinema Room, complete with automated blackout blinds and full cinema entertainment system.

In terms of design and specification, nothing has been left to chance with several innovative technologies included in Hurlingham, such as installing the premium Control 4 Audio Visual Automation system, programmable 'Lutron' lighting, CCTV camera system and 'Gold' NACOSS security system, as well as a LD2 fire alarm.

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### Location

A 10 minute level 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, south-facing garden, Hurlingham combines space, luxury and well-being 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, Berkhamstead College, Harrow, Merchant Taylors and Eton.

## Accommodation

Ground Floor: Grand Reception Hall, Cloakroom, Drawing Room, formal Dining Room, Home Cinema, Study, wonderfully appointed, open plan Kitchen/Breakfast Area/Family Room with wine store, large utility and shower room with W/C. Gymnasium above the integral triple garage.

First Floor: Impressive landing, exceptional Master Bedroom with separate Dressing Room and contemporary en-suite Bathroom, further three spacious Bedrooms all with luxuriously appointed en-suite Bathrooms.

Second Floor: A further two Bedrooms, Bathroom and a large Games/Media Room.

## Specification Highlights

- Gated entrance to mature, screened garden and integral triple garage with electric up-and-over doors
- 'Control4' Audio Visual system throughout the house and externally
- Programmable 'Lutron' lighting system and heating system to maximise comfort and flexibility
- 'Gold' NACOSS security systems, 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
- Individually zoned underfloor heating system
- Air conditioning
- Outdoor entertaining terrace with external speakers
- Expansive Kitchen/Breakfast Area/Family Room with bespoke Italian cabinetry and Sub Zero and Wolf appliances
- Chesney's Limestone feature fireplace in the Drawing Room
- Oak panelling throughout hallway and landings