

WOODCHESTER PARK  
KNOTTY GREEN



  
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## Woodchester Park

Knotty Green, Buckinghamshire, HP9 2TU

An outstanding newly built detached residence,  
in the sought after village of Knotty Green.

### Ground Floor

| Entrance Hall | Kitchen/Breakfast/Family Room | Dining Room | Living Room |  
| Study | Utility Room | Guest Cloakroom |

### First Floor

| Principal Bedroom with Dressing Room and En Suite | Guest Bedroom Suite |  
| Bedroom Three with En Suite | Bedroom Four with En Suite |

### Second Floor

| Bedroom Five | Bedroom Six/Games Room | Main Bathroom |

| Double Garage | Driveway | Landscaped Gardens |

## Woodchester Park

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Designed with modern family living in mind, this new build six-bedroom family home provides exceptional space throughout.

Boasting a superb open plan kitchen/breakfast/family room with bi-folding doors onto the rear garden, fit with integrated appliances throughout, breakfast bar and adjoining utility room, it is the perfect space for family life and entertaining. The property enjoys a further three reception rooms, utilised as a home study overlooking the rear garden, living room with feature fireplace and patio doors to the garden, and formal dining room with box bay window to the front. A large entrance hall with storage and guest cloakroom completes the ground floor accommodation.

To the first floor there are four generously sized bedrooms, with the principal bedroom enjoying a double aspect view of the front and rear, including en suite bathroom and separate dressing room. The further three bedrooms all enjoy en suite facilities. The second floor provides flexible accommodation with a further two bedrooms and a main bathroom, but also could be utilised as a games room, guest accommodation or even as Au Pair accommodation.

### GARDENS AND GROUNDS

There is a large driveway providing off street parking for a number of vehicles with access into the double garage. Side access takes you through to the rear garden, which is predominantly laid to lawn, with a wrap-around patio terrace perfect for entertaining in the warmer Summer months. The garden is bordered throughout with fencing and newly planted trees and shrubs.





## Woodchester Park

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### LOCATION

Located in the sought-after village of Knotty Green which hosts some of the most beautiful homes in the country, where this gorgeous property will certainly be right at home.

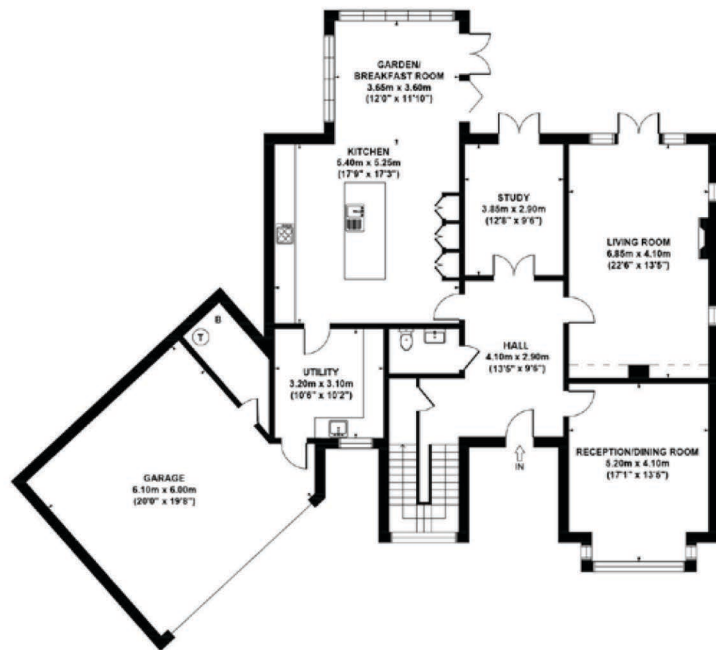
In addition to being in a stunning area the property has great access to all of the local amenities of Beaconsfield whilst having excellent links to London via Beaconsfield train station just 0.8 miles which provides a 30 minute mainline train service to London Marylebone.

M40 and M25 minutes away, therefore this exceptional property is perfectly located.

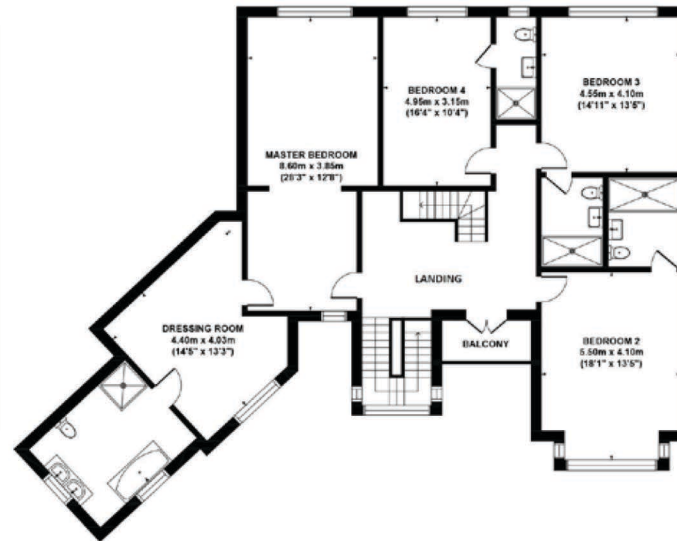




## FLOORPLAN



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 185 SQ M



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 162 SQ M



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 89 SQ M

**WOODCHESTER PARK, KNOTTY GREEN, HP9 2TU**  
**APPROX. GROSS INTERNAL FLOOR AREA 436 SQ M / 4693 SQ FT**  
 FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

These particulars must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Purchasers must satisfy themselves by inspection.

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