



(FERNLEAF BROCHURE – LEDBOROUGH LANE, BEACONSFIELD)

(Front cover)

**THE BEECHES & BEACON'S COURT**  
**LUXURIOUS SIX-BEDROOM HOMES IN**  
**BEACONSFIELD, BUCKINGHAMSHIRE**

---

(First spread)

**THE BEECHES & BEACON'S COURT**

**The lifestyle... The location... The luxury**

Now, you can live the dream at Ledborough Lane, Beaconsfield. Two luxurious six-bedroom homes are beckoning from what is one of the country's finest locations.

By any standards, The Beeches and Beacon's Court are an aspiration fulfilled. Not only are these spacious, family homes situated in one of the best parts of Beaconsfield. They are also built and appointed to the highest quality standards.

Beaconsfield itself combines market town charm with a host of amenities and a metropolitan chic that ripples outwards from the centre of London. The capital is only 35 minutes away by train, whilst the beautiful heart of England counties are within easy reach.

In so many ways, you'll be connecting to another world at Ledborough Lane.

---

## **THE BEECHES**

**A classical-style six-bedroom family home  
- the last word in elegant, modern living**

Space, elegance, style – the superlatives are never-ending in describing this magnificent six-bedroom home.

The Beeches is set in beautifully landscaped grounds with high levels of privacy and security. Just one look at its

classical elevations tells you that here you have a house of substance.

Architectural flair and attention to detail abound in this meticulously planned property with its voluminous and stylish accommodation on three levels.

Aesthetics and functionality combine in equal measure. That applies as much to the lifestyle-friendly living areas as it does to the kitchen and bathroom fittings by leading designers, and the home entertainment and telecommunications which are very much of the 21<sup>st</sup> century.

Whatever your perspective, The Beeches provides a truly versatile and contemporary backdrop for modern life lived in style.

---

## **BEACON'S COURT**

**An imposing six-bedroom property  
combining space with opulence in  
a timeless upmarket setting**

An over-riding sense of opulence comes with the territory at Beacon's Court. From arrival at the private gated entrance - complete with CCTV entry phone - to viewing the property from exquisite landscaped gardens, the promise of what's to come is enticing.

With six capacious bedrooms ([four?] with *ensuites*) and accommodation over three floors, Beacon's Court is a family home *par excellence*. Nothing has been left to chance in the quest for perfection.

The ground-floor living areas, for example, are fully integrated in a lifestyle-friendly way, whilst attention to detail extends to external and internal finishes on things such as high performance sash windows and oak-finished interior doors.

The all-important kitchen and bathroom areas are fully indulged with some of the most respected designer names around, and today's demands for efficient and effective home entertainment, Internet and telecomms are fully catered for.

In short, Beacon's Court is a unique, upmarket property that delivers on all its promises.

---

**BEACONSFIELD, BUCKINGHAMSHIRE**

**A prosperous area – with amenities to match!**

Enviably situated in the beautiful Chiltern Hills – yet less than 30 miles from central London – the market town of Beaconsfield is a great place to live and work.

It's one of the most prosperous places in the country – with amenities to match.

- When it comes to shopping, there's a wide choice of specialist local shops as well as big-name supermarkets such as Sainsbury's, Waitrose and Marks & Spencer. There's also a bustling market held every Tuesday.
- You'll find a wide selection of pubs, bars and restaurants in both the New Town and the Old Town. These range from national chain 'names' to smaller ethnic restaurants, country pubs and traditional inns.
- Beaconsfield Golf Club is an established private members club. There are also dozens of golf clubs within a 20-mile radius of the town.
- When it comes to education, there are excellent primary and prep schools in the area. Buckinghamshire uses the 11-plus system for secondary school selection. There are excellent private and state schools catering for a wide range of pupils in this age range.

---

## **SUPERB TRANSPORT LINKS**

**Road and rail links play a  
big part in the town's success**

A major attraction of Beaconsfield – for commuting, doing business or pleasure and leisure – is its superb road and rail links...

Motorway links include the nearby M40 which takes you to London, Oxford and Birmingham. The M25 and M4 motorways are also easily accessible. Local roads include the A355 which connects with Amersham and Slough.

Beaconsfield's train station is within easy walking distance of Ledborough Lane. London Marylebone is a 35-minute journey whilst Birmingham is easily accessible. Beaconsfield is also a popular 'Park & Ride' station with commuters.

Heathrow and Luton airports are less than an hour away by car, with Gatwick taking around one-and-a-half hours. The ports of Dover, Portsmouth and Southampton can be reached within two hours by road or rail.

---

ENDS

[http://www.buzzwords.ltd.uk/property\\_copywriter.htm](http://www.buzzwords.ltd.uk/property_copywriter.htm)