



1 Eghams Close, Knotty Green - HP9 1XN

Offers Over £2,200,000

 **TIM RUSS**
& Company



1 Eghams Close

Knotty Green, Beaconsfield

- Prestigious Knotty Green setting
- Planning permission granted for a detached home in the garden
- Substantial family home
- Plot approaching 0.36 acres
- Six well-proportioned bedrooms
- Gated driveway with ample parking
- 27 ft kitchen and breakfast room
- 26 ft indoor swimming pool

Beaconsfield New Town, just over half a mile away, offers an excellent range of shops including a Waitrose, Sainsburys and a Marks & Spencer Simply Food plus a selection of restaurants and cafes. There is also a library and a main line train station with services to London (Marylebone, approximately 30 minutes) and close by is the Old Town which provides an excellent range of restaurants and pubs together with some specialist shops. The M40 motorway is just over 2 miles away, providing fast access to the M25, London and Oxford. The area is well served with excellent schools, both grammar and private and has a range of leisure and sporting venues including those for squash, tennis, cricket, rugby, football, golf and horse riding.



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For a buyer looking to bring generations of the family closer while retaining separate homes, or someone interested in undertaking a building project, or indeed selling the plot on, after completion, the approved scheme adds another dimension to what is on offer. There is of course no obligation to build if you are looking for a substantial family home with a wonderfully large garden. Full details of the planning permission can be found on the Buckinghamshire Council planning portal under reference PL/24/3432/FA. The house itself is over 4,000 sqft in size, with six bedrooms and a natural flow that works beautifully for family life. It has been cherished by the current owners for many years. One of the home's most distinctive features is the 26 ft indoor swimming pool, opening directly onto the terrace and garden. Complete with a changing room, shower and sauna, it brings a true sense of escape. For those who would prefer additional living space instead, planning permission is in place to convert the existing indoor pool area into habitable accommodation. Planning permission for the new house was granted in July 2026 and the plot is situated at the bottom of the garden. The planning permits the construction of a detached house of approximately 2,500 square feet. If the proposed house were built, the existing garage would need to be removed.

Council Tax band: H Tenure: Freehold

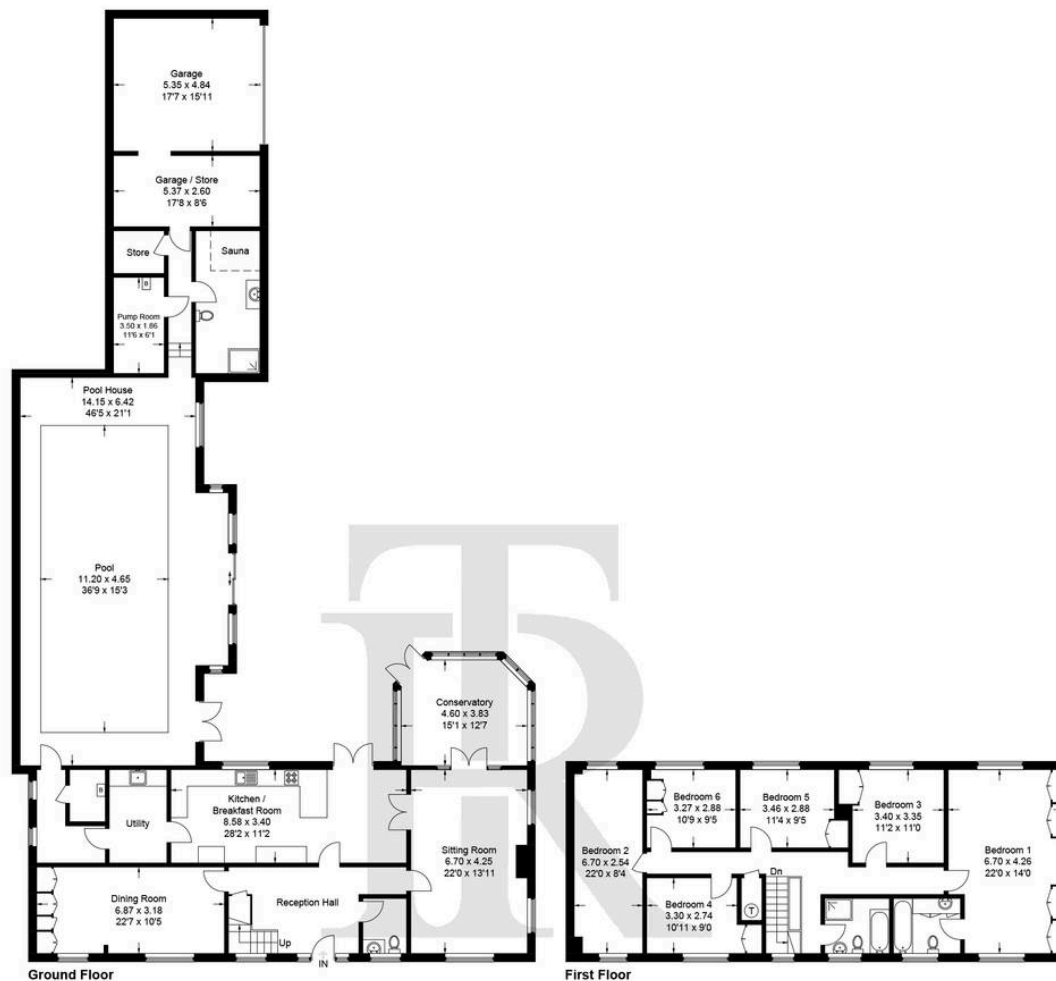
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Indicative visual only





Approximate Gross Internal Area = 424.0 sq m / 4564 sq ft
(Including Garage / Store / Pool House)

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

Tim Russ & Co, 6 Burkes Court Burkes Road - HP9 1NZ

01494 681122 • Beaconsfield@timruss.co.uk • timruss.co.uk/

By law we must verify every seller and buyer for anti-money laundering purposes.

Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.

For more information please visit our website.



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