

Penn Road, Knotty Green Beaconsfield, HP9 2TN

**51°37′23″N** , **000°39′30″W** what3words///rigid.images.motor

COUNTRY
HOUSE



### **ABOUT THIS HOUSE**



ucked away in Knotty Green, just moments from the centre of Beaconsfield, yet a world away in feel, Baylins Farm is a captivating Grade II listed farmhouse that has remained in the same family for over 100 years. Set within just under six acres of mature gardens and paddocks, this much-loved home offers a rare sense of permanence and place. Steeped in heritage and brimming with character the main house spans over 5,700 sq/ft, with a further suite of outbuildings including a two-bedroom cottage, an award-winning barn with vaulted ceilings and exposed beams, a quadruple garage and workshop, bringing the total accommodation to over 10,000 sq/ft.



#### **ABOUT THIS HOUSE**

he grounds are equally compelling, with a swimming pool, outdoor squash court, paddocks and a granary adding to the lifestyle on offer. Despite the sense of seclusion, central London is within easy reach thanks to

Beaconsfield's fast rail service to Marylebone and excellent access to the M40 and M25. The approach to Baylins Farm is quietly impressive, with a private driveway that leads directly to the front of the house before continuing around to the garaging and gardens beyond. In the front garden, a pond sits beneath the wide branches of an old oak tree, a gentle nod to the property's long-established setting.

Inside, the house is full of unexpected details: the drawing room is a particular highlight, with decorative beams handpainted by the celebrated MacDonald Gill—bringing artistry and heritage together in one remarkable space. In the colder months, a Swedish wood-burning stove offers both warmth and atmosphere.

One of the standout features of the property is the award-winning barn conversion, now used as a generous studio space. With vaulted ceilings, exposed timbers and an abundance of natural light, it offers both scale and tranquillity in equal measure. A first-floor mezzanine provides further flexibility, complete with its own shower room, making it ideal for creative work away from the main house.





















- 8 Bedrooms
- 5 Reception rooms
- 4 Bath/Shower rooms

Quadruple garaging

5.84 Acres

Award winning barn/studio

Detached 2 bedroom cottage

**Paddocks** 

Pool



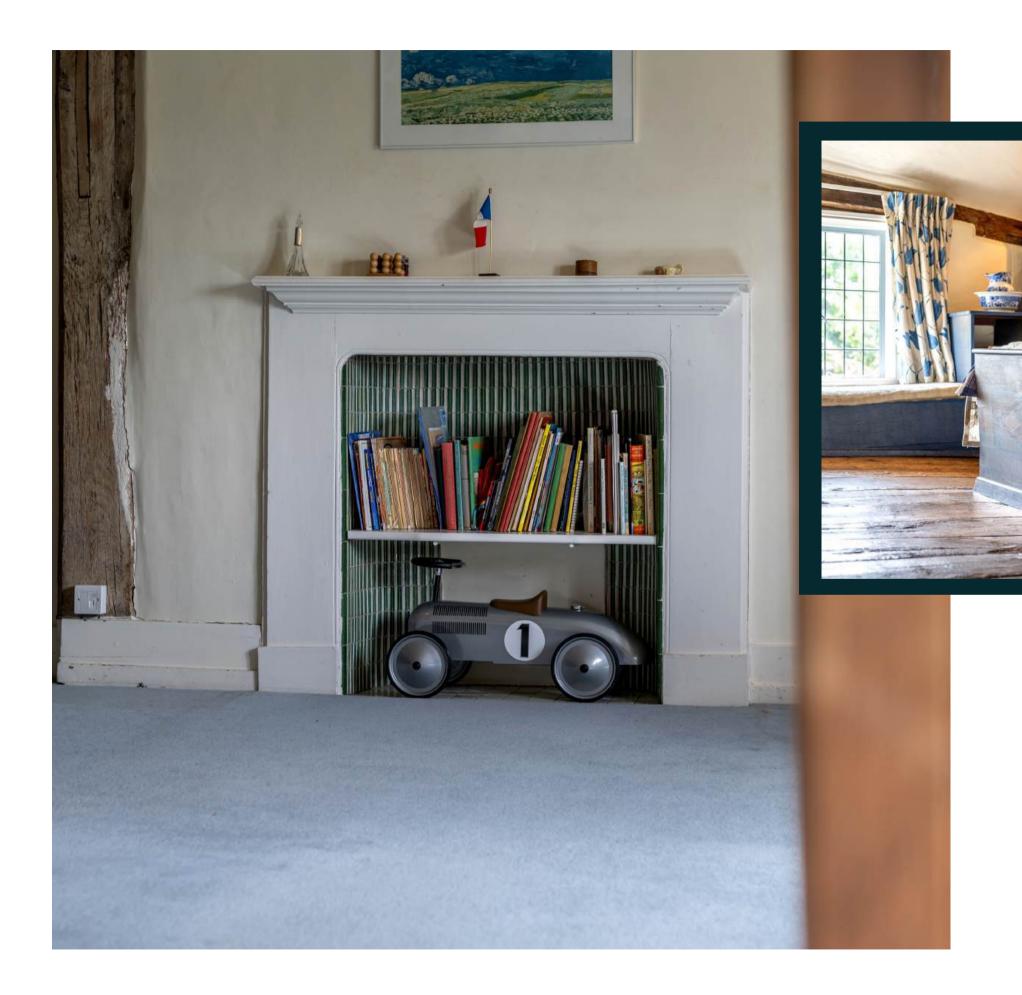








# THE FINER DETAILS



#### SERVICES

Mains gas, water, drainage and electricity

EPC

F

COUNCIL TAX

Band H

### LOCAL AUTHORITY

Buckinghamshire Council











### **ABOUT THIS AREA**

ocated on the edge of Beaconsfield, Knotty Green is a charming Buckinghamshire village where traditional English character meets modern-day ease. It's the kind of place where cricket is still played on the green, where

neighbours know each other by name, and where the pace of life feels just that little bit gentler. Surrounded by rolling countryside yet moments from the cosmopolitan buzz of Beaconsfield's Old and New Towns, Knotty Green offers the best of both worlds—access to outstanding schooling, swift connections into London, and a sense of community that's increasingly rare to find. Whether it's a walk through ancient woodland or a long lunch at a well-heeled local pub, life here is rich in rhythm and rooted in heritage.



Beaconsfield Station 1 mile Chalfont St Giles 4 miles Marlow 7 miles London Heathrow 14 miles London Marylebone from 26 minutes

#### LOCAL

The Greyhound, Beaconsfield Artichoke, Amersham The Coach, Marlow



















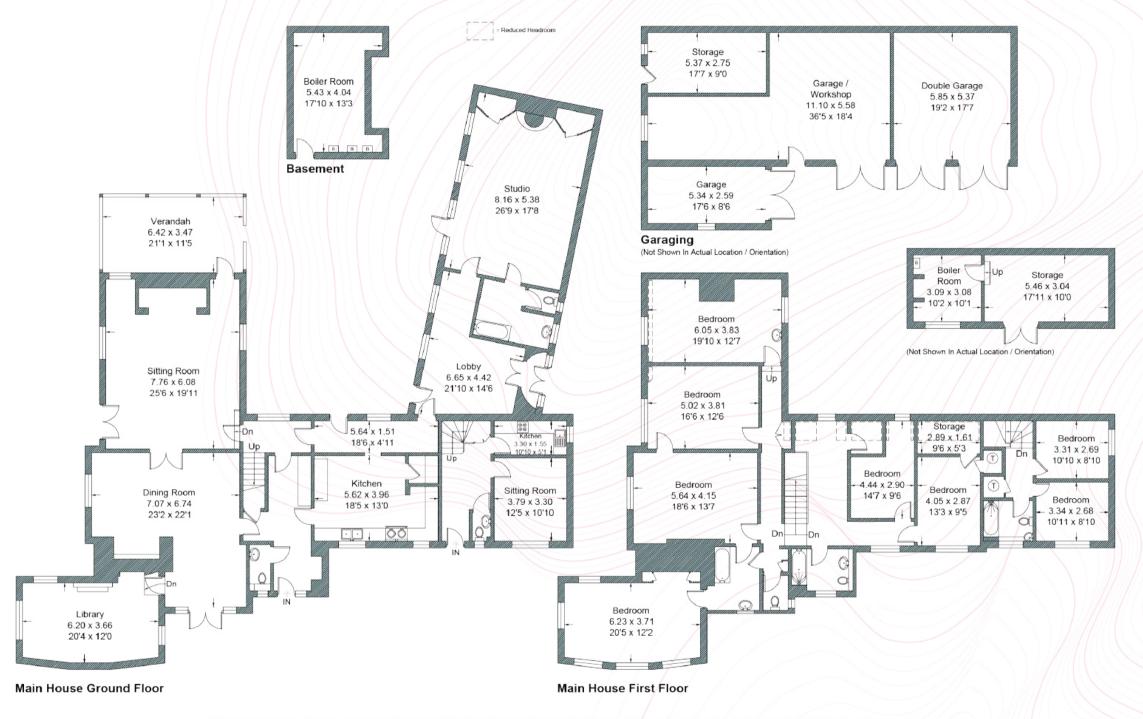






## **FLOORPLAN**





Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)

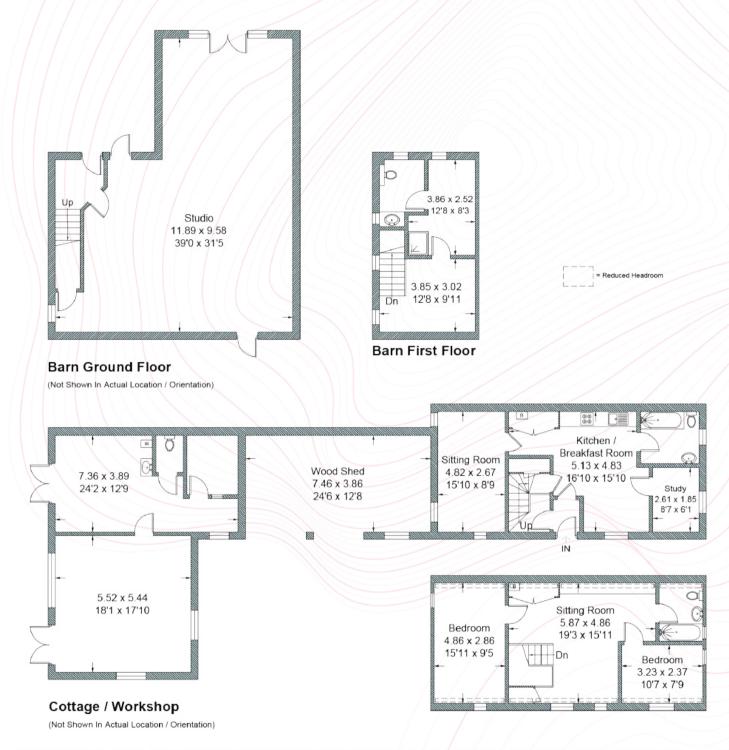
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**Total** - 673.8 sq m / 7,253 sq ft **House** - 533.3 sq m / 5,741 sq ft | **Boiler Room- 27.4** sq m / 295 sq ft | **Garaging** - 113.1 sq m / 1,217 sq ft

IMPORTANT NOTICE: The Country House Department gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. The Country House Department does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. The Country House Department does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. The property will be sold subject to and with the benefit of all wayleaves, covenants, easements and rights of way, whether mentioned in these particulars prepared in May 2025 Particulars prepared in May 2025.

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**Total** - 314.3 sq m / 3,383 sq ft **Barn** - 119.5 sq m / 1,286 sq ft | **Cottage** / **Workshop** - 194.8 sq m / 2,097 sq ft |

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