

Bottom Lane, Seer Green Beaconsfield, HP9 2UH

**51°36′55″N** , **000°36′57″W** what3words///arts.trail.energetic

COUNTRY

HOUSE



# **ABOUT THIS HOUSE**



aneside House is an impressive late 1930s family home, quietly nestled within 1.55 acres of private, leafy grounds. With its elegant proportions and handsome façade, the house offers a refined yet relaxed way of living blending classic charm with generous, light spaces. Inside, five bedrooms and four bathrooms are complemented by a series of beautifully balanced reception rooms, including a drawing room, snug, and an expansive open-plan kitchen, living and dining area. A separate two-bedroom cottage adds further flexibility, complete with its own gym, office, and double garage. Perfect for commuters, the property is ideally positioned for easy access to London via nearby Seer Green & Jordans station or the M40 and M4 motorways from Beaconsfield.

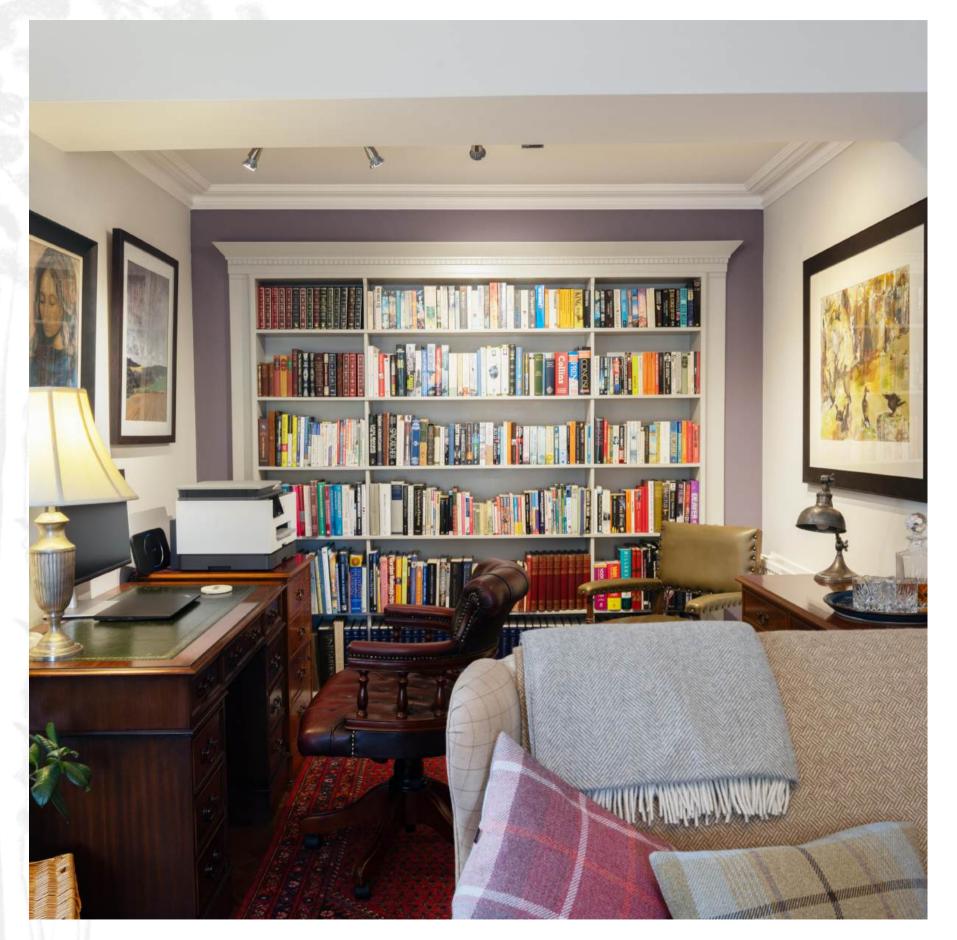




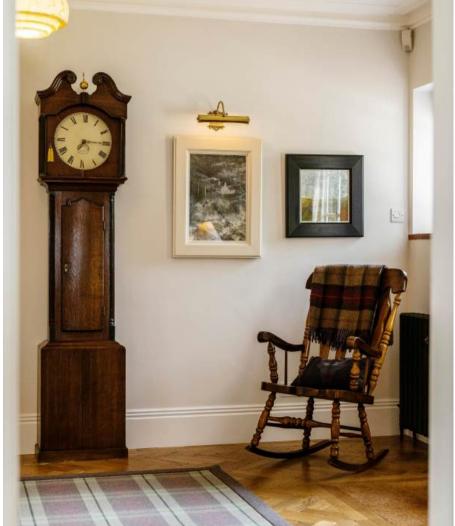














# THE FINER DETAILS



- 5 Bedrooms
- 4 Reception rooms
- 4 Bath/Shower rooms
- Double Garaging
- 1.55 Acres
- 2 Bedroom Cottage

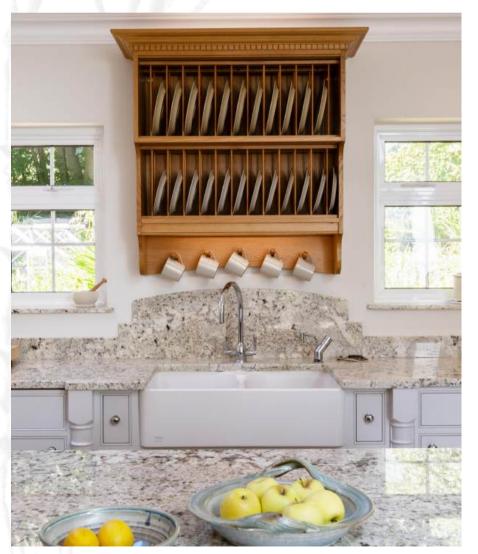
Woodland

## AGENT'S NOTES

Class T exemptions for The Cottage council tax. £0.00 per year. £1,572.28 (2025/26) normally if the exemption did not apply.



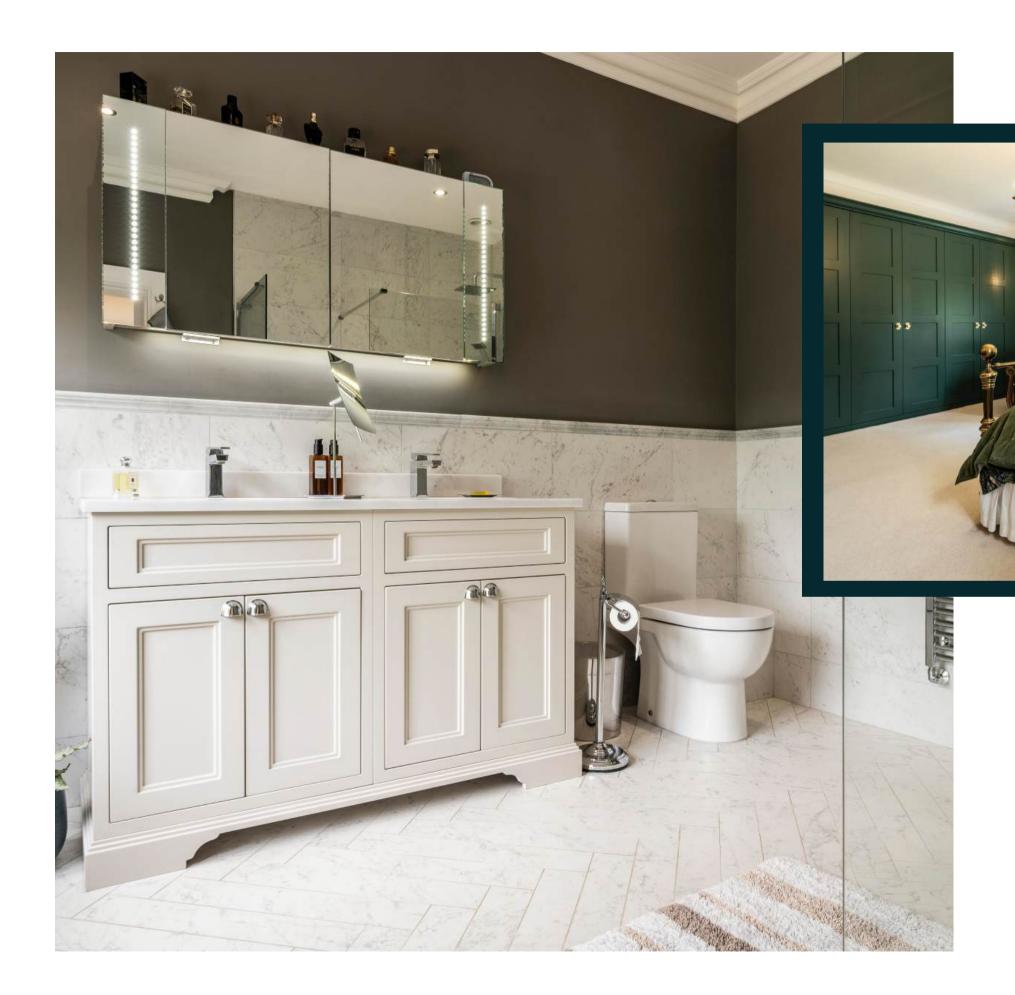








# THE FINER DETAILS



## SERVICES

Main electricity, water and drainage Gas fired central heating

EPC

## COUNCIL TAX

Main House - Band H The Cottage – Band A (Exempt)

## LOCAL AUTHORITY

Buckinghamshire Council











## **ABOUT THIS AREA**

eer Green is a sought-after Buckinghamshire village that perfectly balances countryside charm with commuter convenience. Surrounded by rolling greenbelt and ancient woodland, it offers a peaceful, semi-rural setting while remaining remarkably well connected, London Marylebone is just over 20 minutes by train from nearby Seer Green & Jordans station. This makes the village particularly attractive to professionals and families seeking tranquillity without sacrificing access to the capital.

The village itself is home to a friendly, close-knit community and offers a strong sense of local identity. It boasts a well-regarded primary school, The Jolly Cricketers, a characterful pub serving seasonal dishes and a scattering of independent shops, cafés, and services that cater to daily needs. Walking and cycling routes abound, making the surrounding countryside highly accessible for leisure and outdoor pursuits.

Just a short drive away, Beaconsfield provides further amenities, including high-end shopping, dining, and additional schooling options. With its excellent transport links, natural beauty, and village atmosphere, Seer Green is a place where lifestyle and location go hand in hand, ideal for those who value community, character, and convenience.

#### **TOWNS & TRAIN STATIONS**

Beaconsfield 2 miles Malow 10 miles Seer Green & Jordans Station 1 mile Beaconsfield Station 1.9 miles London Heathrow 16 miles

#### LOCAL

The Three Horseshoes, Seer Green The Cricketers, Seer Green. The Greyhound, Beaconsfield











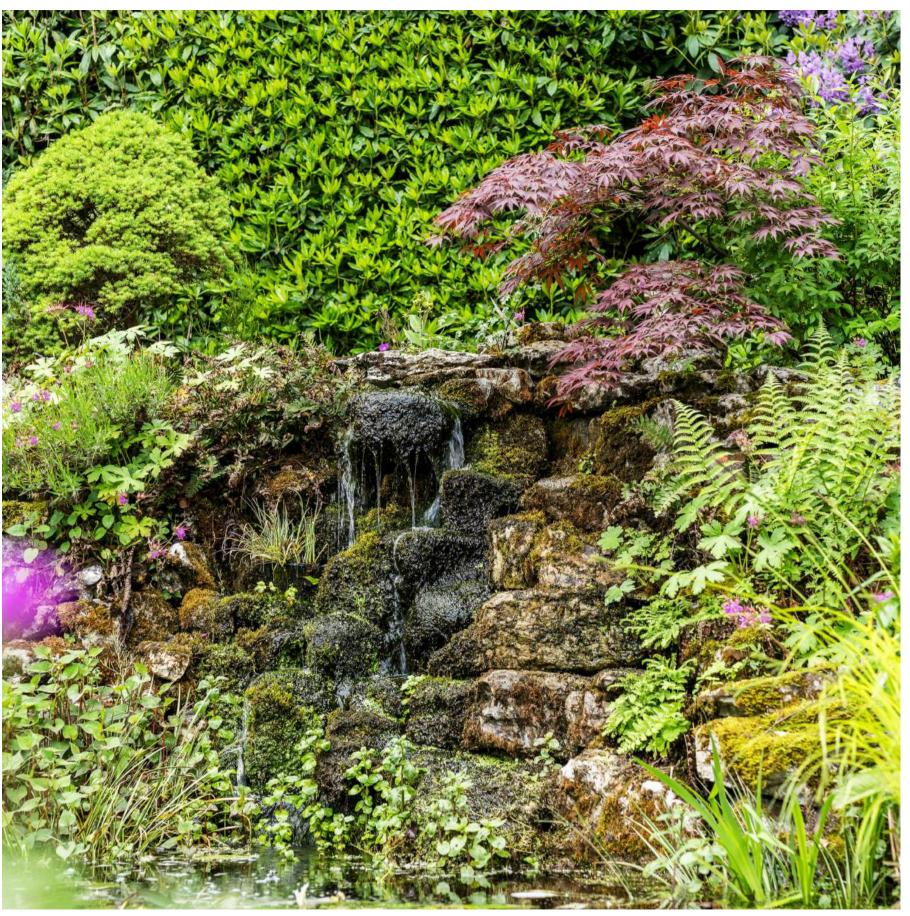








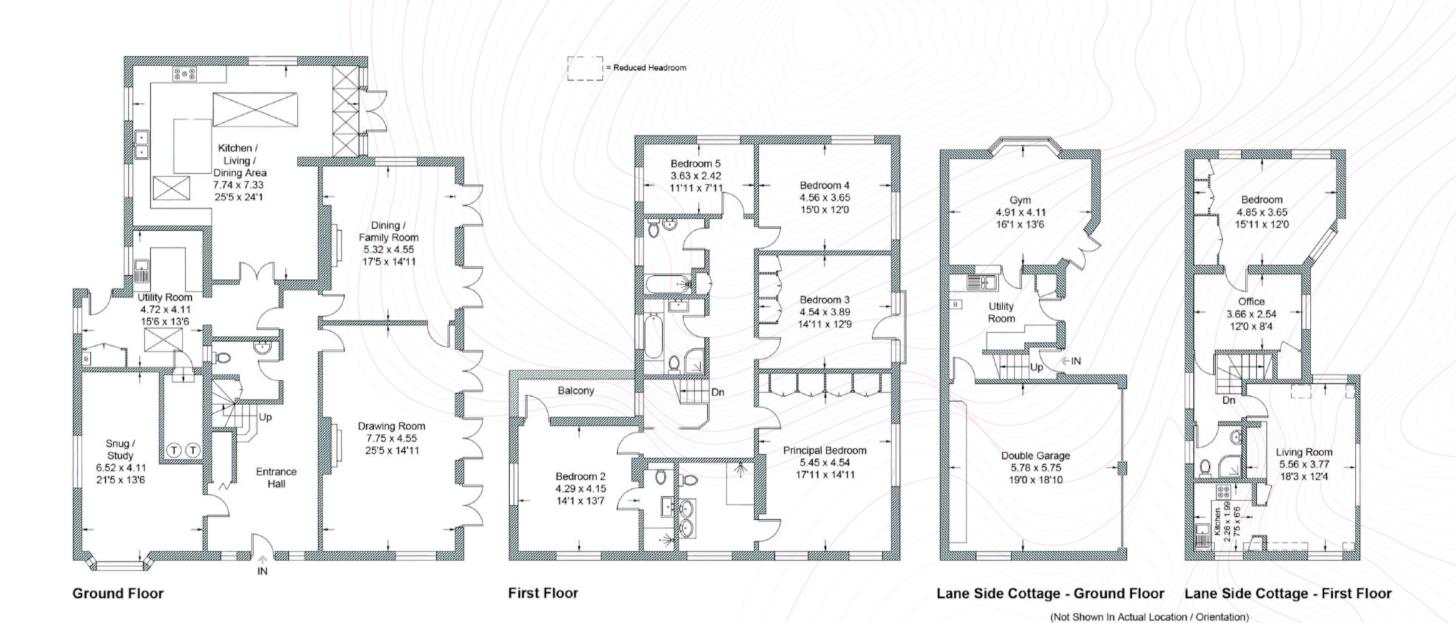






# **FLOORPLAN**





**Total** - 327.4 sq m / 4,928 sq ft **House** - 326.9 sq m / 3,524 sq ft | **Cottage** - 130.4 sq m / 1,404 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 or not. Photographs taken June/August 2023. Particulars prepared in August 2023.

# AREA GUIDE

# Buckinghamshire

ith its chocolate box villages, historic towns, quality attractions and stunning countryside along with its cosy pubs, Buckinghamshire is formed partly by Chiltern landscapes that inspired literary residents and has a rich sporting heritage. There are lots of things to do in Buckinghamshire. Walk in Roald Dahl's footsteps through medieval villages to historic

coaching inns. Or nose in drawing rooms in Italianate mansions, the backdrop for scandals like the Profumo Affair. This colourful southeast county has a high-octane side. Formula One cars rev on Grand Prix circuits and crews of rowers paddle on Olympic rowing lakes. Buckinghamshire has something for everyone.

#### **WALKING** The Chiltern Way

The Chiltern Way is a route of 134 miles through Bedfordshire, Buckinghamshire, Hertfordshire & Oxfordshire and offers breath taking views of the rolling landscape.

### **EATING** Lavvin

OUT

Located in the centre of Marlow. A contemporary grill centric restaurant that focuses on the pinnacle of quality food, drink and service within a lush interior setting, perfect for an exuberant dining experience.

#### **EVENT** The British Grand Prix

Home of the British Grand Prix, the Silverstone circuit straddles the Northamptonshire / Buckinghamshire boarder.

#### DAY OUT Waddesdon Manor

Built by Baron Ferdinand de Rothschild to exhibit his collections of art treasures. The Victorian garden is considered one of the finest in Britain





