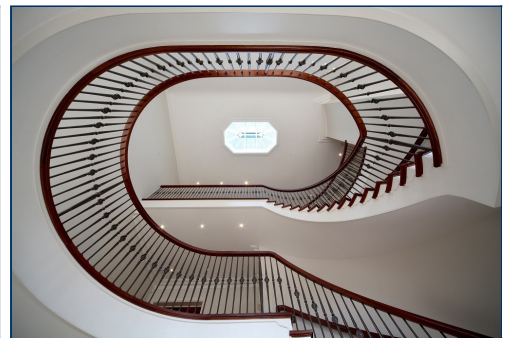


# The **Frost** Partnership

Beaconsfield Office: **T:** 01494 681234 **E:** beaconsfield@frostweb.co.uk

**Tahilla, Long Bottom Lane, Seer Green, Beaconsfield, Buckinghamshire, HP9 2UL**

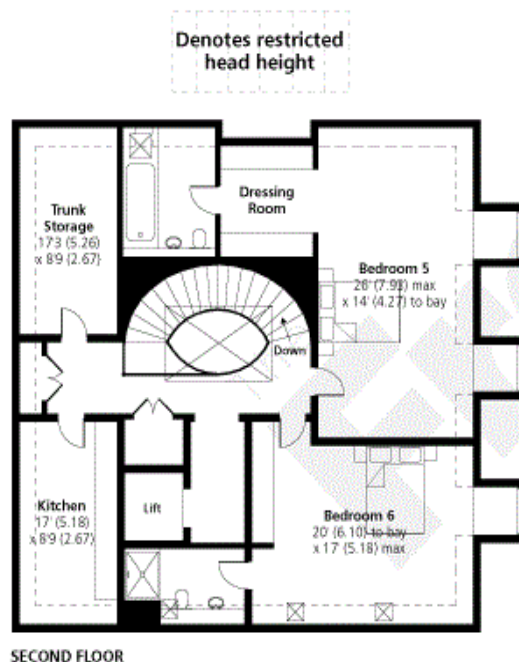
**Guide Price £5,000,000 (Freehold)**



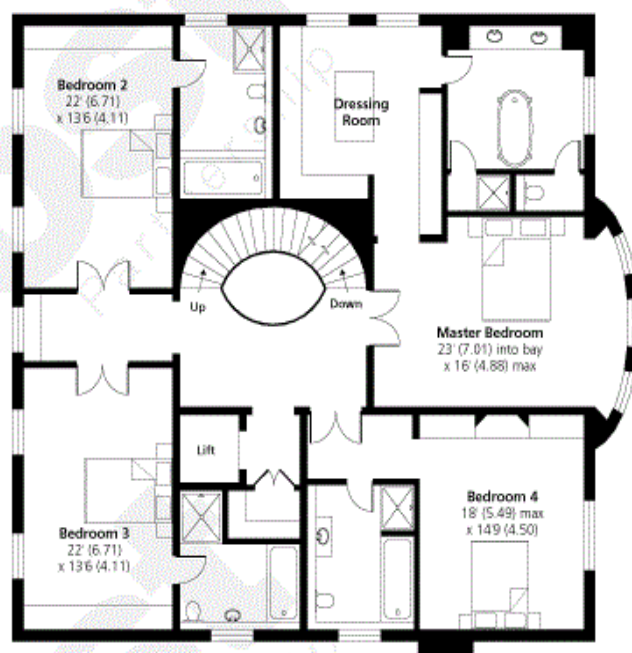
- Magnificent new country house
- c10,000 sq ft plus triple garage
- Landscaped grounds c3/4 acre
- Five minute walk to Chiltern mainline station
- Leisure facilities with indoor swimming pool
- Six bedrooms all with luxury en suites

**frostweb.co.uk**

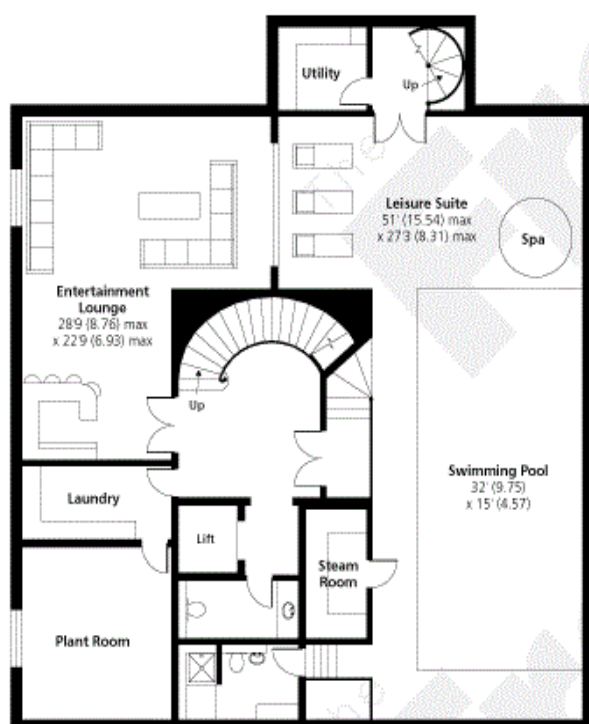




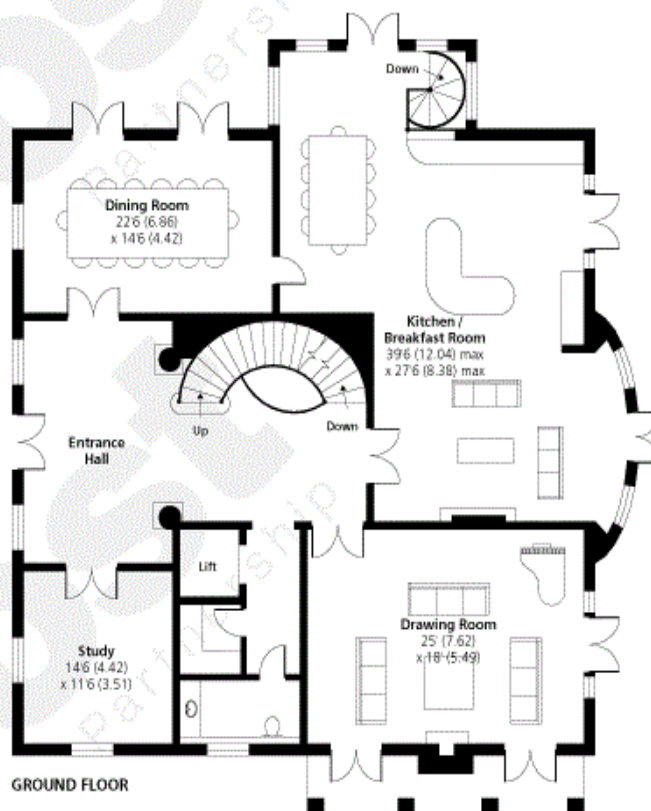
SECOND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR

## Tahilla, Long Bottom Lane, Seer Green, Beaconsfield, HP9

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

**A magnificent new country house c10,000 sq ft (plus triple garage) being built by a very well respected local developer renowned for their attention to detail and sumptuous specification situated in an extremely sought after village between Beaconsfield and Gerrards Cross.**

This new country house has been designed on a grand scale with spacious entertainment areas incorporating high ceilings, large windows and doors ensuring an abundance of natural light. Tahilla is ideal for formal entertaining as well as working as a practical family home.

The luxurious leisure suite is second to none and incorporates a magnificent swimming pool and spa facilities.

Lift running through all floors and therefore one could create, for example, a top floor annexe/apartment.

The spectacular central hallway incorporates a wide curved staircase to all floors lit from above by a magnificent glazed roof lantern.

Set in mature in mature grounds c.3/4 acre this idyllic premier location close to Beaconsfield Golf Club and within a five minute walk of the mainline station serving London Marylebone (30 minutes). Heathrow is c16 miles.

#### **PLANS**

Please contact the selling agents The Frost Partnership, Beaconsfield ref RJM on 01494 681234, [rm.beaconsfield@frostweb.co.uk](mailto:rm.beaconsfield@frostweb.co.uk).

An early buyer would have the opportunity to make amendments in consultation with the developer.



#### **DIRECTIONS**

From the offices of The Frost Partnership in Beaconsfield proceed north over the railway bridge along the Penn Road taking the second turning right into Ledborough Lane. At the end of Ledborough Lane turn left and immediately right into Long Bottom Lane. Tahilla will be found on the left hand side after the turning to Bottom Lane.

#### **NB**

Internal images are for illustrative purposes only. Also please note the internal proposed layout may alter and therefore should be discussed in more detail with the developer upon making an offer.





**Special Note:** For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.