

The **Frost** Partnership

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

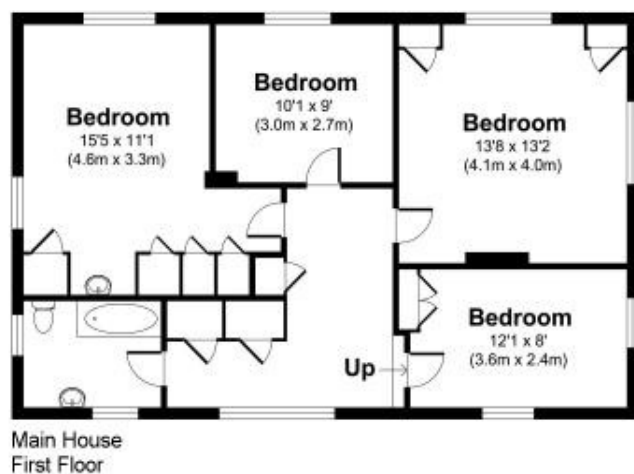
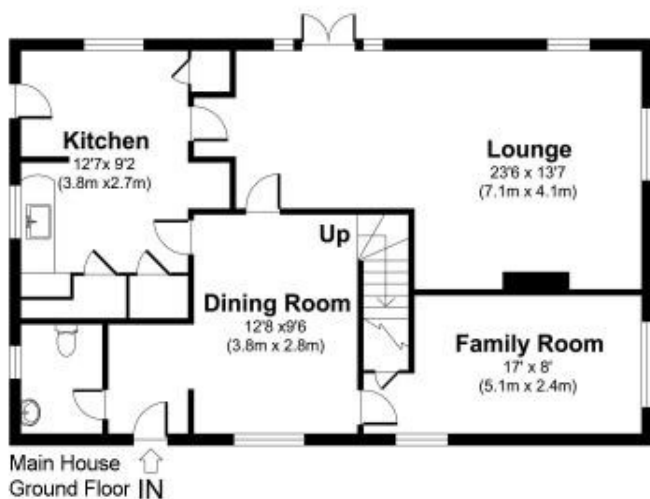
Nine Elms, Jordans Way, Jordans, Beaconsfield, Buckinghamshire, HP9 2SP

Offers Invited - Guide Price £2,000,000 (Freehold)



- Development opportunity
- 1.5 acres meadow/paddock
- Private road on edge of village
- Delightful gardens approaching 1 acre
- Currently individual house with separate annexe
- Tremendous scope to redevelop (STPP)

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Nine Elms, HP9 2SP

APPROX. GROSS INTERNAL FLOOR AREA 2831 SQ FT / 263 SQ M.

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A rare opportunity to acquire a development site subject to planning to replace the existing buildings. Currently there is a detached four bedroom family house dating from 1938 with a studio wing, a separate residential annexe, and garaging, situated on the outskirts of this most sought after village and featuring secluded gardens and grounds in all approximately 2.5 acres. The sellers are seeking offers on a subject to planning basis and would wish to exchange contracts on a conditional basis subject to planning.

MAIN PROPERTY

Ground floor: three reception rooms, cloakroom, kitchen.

First floor: four bedrooms, family bathroom.

Studio wing: with bedroom, studio, shower room and workshop.

DETACHED ANNEXE/GARAGE

With lounge, kitchen, bedroom and bathroom, garage.

OUTSIDE

Mature gardens and grounds approaching 1 acre with long driveway. Adjacent paddock/meadow, about 1.5 acres.

LOCATION

Situated on the edge of the pretty village of Jordans in the Chilterns countryside and is within easy access of the vibrant market town of Beaconsfield with its comprehensive shopping and schooling facilities. Nearby Seer Green offers a mainline station to London Marylebone and there are also mainline stations at nearby Beaconsfield and Gerrards Cross, again all serving London Marylebone. There are excellent road communications with Junction 2 of the M40 at Beaconsfield Old Town giving access to the M25, London, Heathrow and the national motorway network.

DIRECTIONS

From the offices of The Frost Partnership proceed over the railway bridge and over the roundabout by Waitrose. Take the second turning right into Ledborough Lane and at the end of Ledborough Lane cross over the Amersham Road into Long Bottom Lane. Continue to the end and turn left into Potkiln Lane passing the Quaker Meeting House and the turning into Jordans Village and Jordans Way can be found on the right hand side. Nine Elms can be found towards the end of the cul de sac on the left hand side.

AGENTS NOTE

Nine Elms Annexe Energy Efficiency Rating – F. Nine Elms House Energy Efficiency Rating - F. Please contact us for a full copy of the Energy Performance Certificates (EPC).

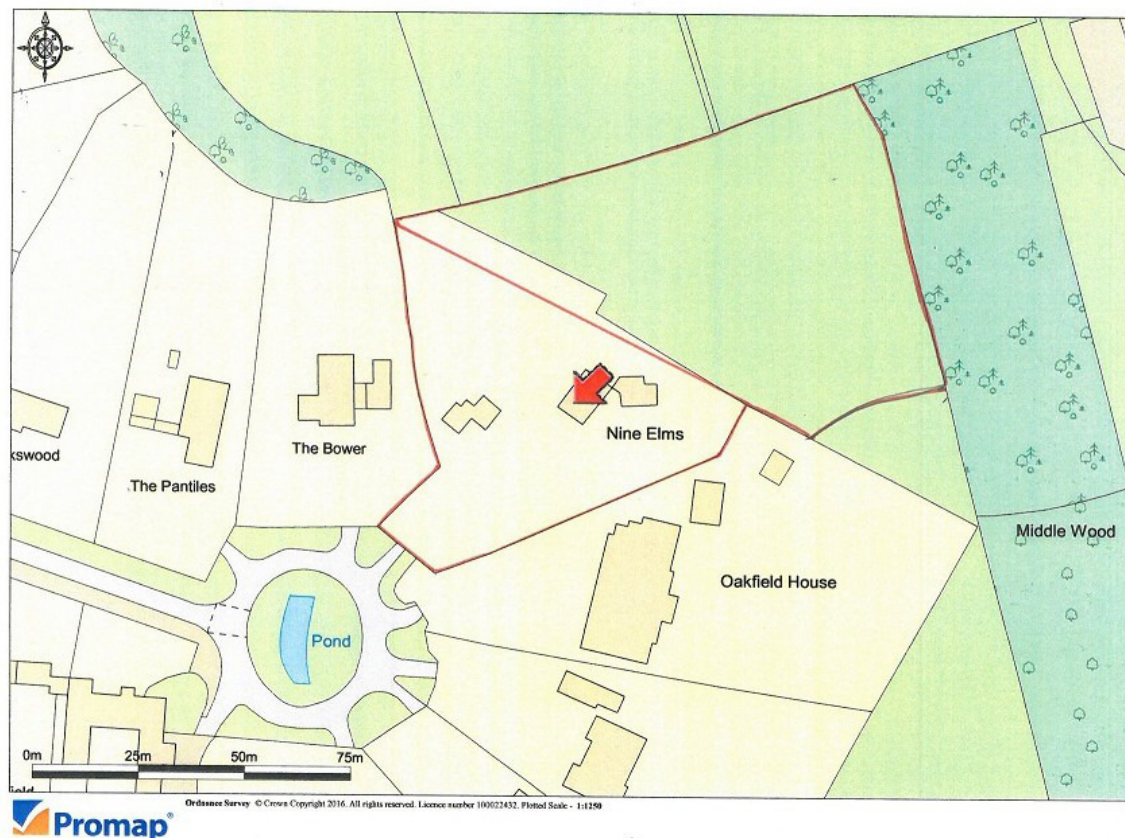
Chiltern District Council

King George V House,
King George V Road,
Amersham, Buckinghamshire,
HP6 5AW
Tel: 01494 729000
www.chiltern.gov.uk

All offers should be submitted in writing to the sole agents, The Frost Partnership, 1-2 Burkes Parade, Beaconsfield, Buckinghamshire, HP9 1NN. Reference RJM. rm.beaconsfield@frostweb.co.uk



Site plan for illustration purposes only. Not to scale.



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.