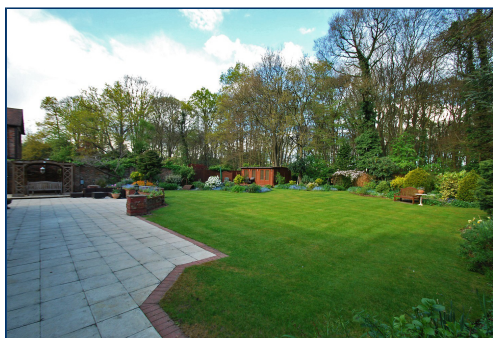


# The **Frost** Partnership

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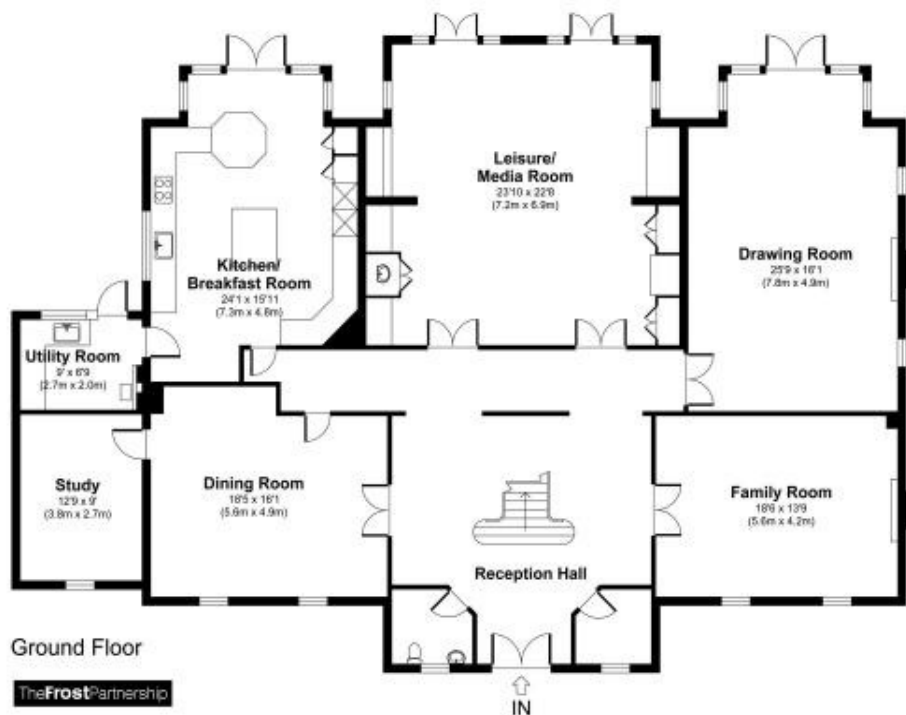
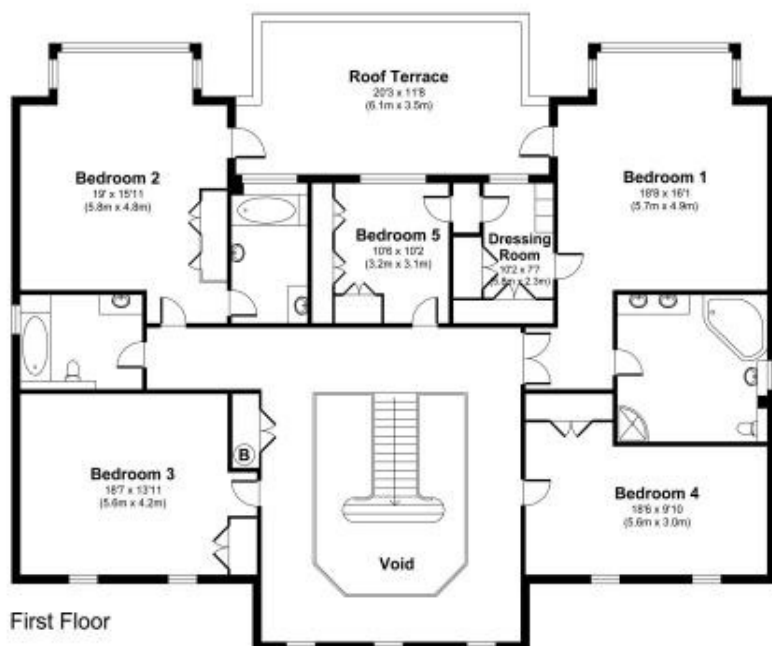
**Clementine House, Old Long Grove, Seer Green, Beaconsfield, HP9 2QH**

**Guide Price £2,550,000 (Freehold) DRAFT DETAILS**



- **Elegant detached home c 5,300 sq ft**
- **In all 0.575 acres**
- **Close to mainline station**
- **Much sought after private road**
- **Scope to extend STP**
- **Five bedrooms/five receptions**

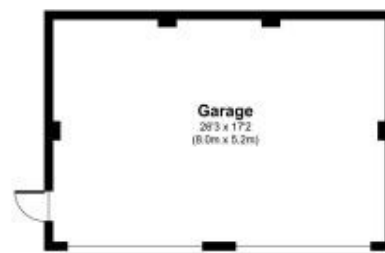
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Store



Gym/Summer House



Garage

### Clementine House

APPROX. GROSS INTERNAL FLOOR AREA 5339 SQ FT / 496 SQ M. INC. GARAGE

FROSTBF12650-F; THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE. COPYRIGHT: THE IMAGE TAILOR LTD. 2017.

**An elegant well-proportioned detached family house (c 5,300 sq ft ) situated in probably one of the most sought after private roads in South Buckinghamshire convenient for the village and mainline railway station featuring beautifully maintained landscaped gardens, in all just over 1/2 acre.**

**Ground floor:** grand reception hall, cloakroom, drawing room, formal dining room, family room, large leisure/media room, study, kitchen/breakfast room, utility room.

**First floor:** large galleried landing, magnificent master bedroom suite with roof terrace, large en suite bathroom, walk in dressing room leading to further dressing room (formerly bedroom 5), guest suite with en suite bathroom, two further double bedrooms, family bathroom.

**Outside:** private gated entrance with garaging, beautifully maintained landscaped rear garden with gym/summer house, gardens and grounds in all just over 1/2 acre.

### THE LOCATION

Old Long Grove is probably one of the most sought after private roads in South Buckinghamshire and situated on the edge of Seer Green village. The village which is within a short walk has a parade of shops for day to day needs, a post office, local schooling, churches, two popular period public houses and a station serving London Marylebone (fast train 23 minutes). Seer Green village is also situated on the edge of Beaconsfield and is also close to Gerrards Cross, both providing further comprehensive shopping, schooling and sporting facilities. The M40 motorway Junction 2 provides fast access to the M25 and the general motorway network. The area is well served with excellent schools both state and private.

### DESCRIPTION

This imposing detached family home was built originally in 1989 to a very high specification and the house has since been beautifully maintained by the current owners. The pillared entrance porch opens to an impressive grand reception hall with a wide central staircase to the first floor. The ground floor space is really quite exceptional with well proportioned drawing room, family room, separate dining room, private study and a large sitting/media room. There is a generous well equipped kitchen/breakfast room with doors opening to the gardens and a useful utility room.

On the first floor there is a spacious galleried landing providing access to all bedrooms. The master bedroom has an en suite bathroom, dressing room together with a door to the roof terrace. There are four further bedrooms served by two additional bathrooms.

The property is approached via electric gates to a tarmacadam driveway which leads to the front of the property and a particularly large double garage. The front gardens are beautifully maintained laid to lawn with well stocked flower beds and shrub borders. To rear and side gardens there is an extensive paved terrace with retaining walls and planting. There is a generous expanse of lawn with mature borders leading to a further sun terrace in front of a substantial summer house which could also be used as a gym or leisure area. In all 0.575 acres.

### DIRECTIONS

From the offices of The Frost Partnership in Beaconsfield proceed north out of the town along the Penn Road and turn right in to Ledborough Lane. At the end of Ledborough Lane turn left and immediately right in to Long Bottom Lane. Continue along Long Bottom Lane taking the second left in to School Lane and immediately turn left in to Old Long Grove.

### AGENTS NOTE

Energy Efficiency Rating – D. Please contact us for a full copy of the Energy Performance Certificate (EPC).





**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.