

The **Frost** Partnership

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

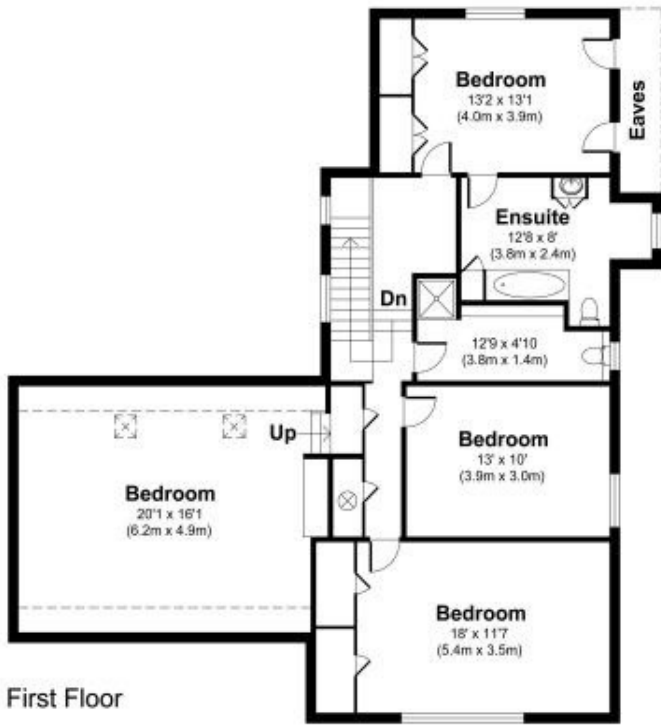
Manor Farm, School Lane, Seer Green, Beaconsfield, Bucks, HP9 2YE

Offers In Excess Of £2,000,000 (Freehold) DRAFT DETAILS

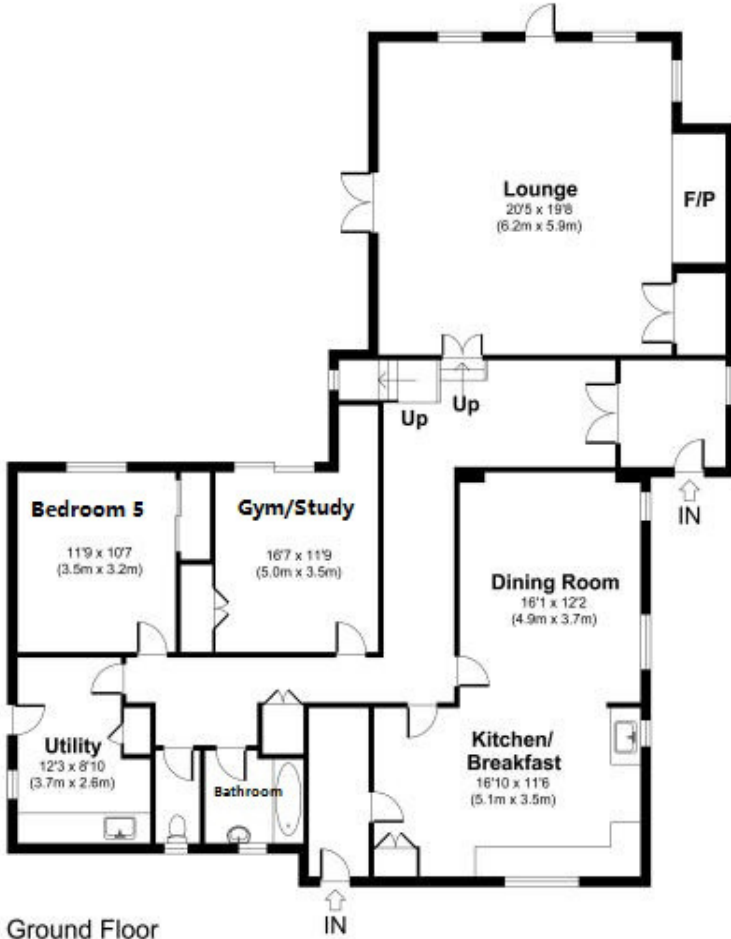


- Character house with tremendous scope STP
- Between Beaconsfield and Gerrards Cross
- Golden opportunity - in all c 6 acres
- Tranquil village location
- Train to Marylebone (30 min)
- Wonderful views over countryside

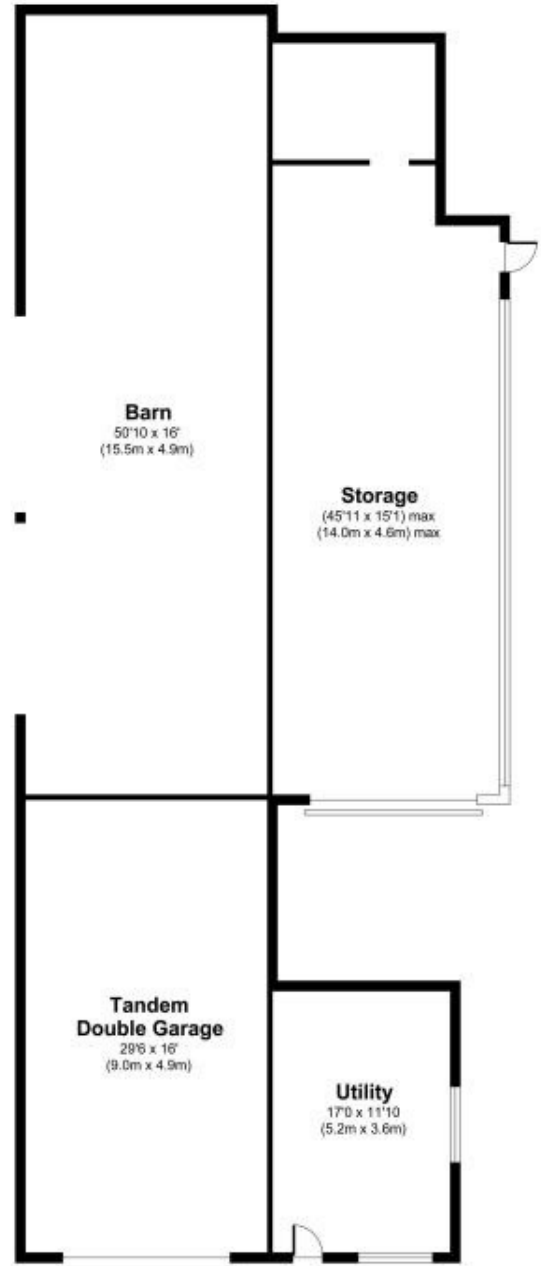
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First Floor



Ground Floor



Barn

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MANOR FARMHOUSE, HP9 2YE
 APPROX. GROSS INTERNAL FLOOR AREA 5555 SQ FT / 516 SQ M. INC. GARAGE
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A truly delightful and rare opportunity to acquire a detached farmhouse with large barn with tremendous potential to create a large country house subject to planning in a beautiful setting of about 6 acres. There are beautiful views over countryside yet close to the picturesque village centre and mainline station serving London Marylebone. Sketch plans are available on request.

LOCATION

Manor Farm occupies a truly enviable position on the edge of this picturesque village which is located approximately three miles from Beaconsfield which has an excellent range of shops, schools and recreational facilities. Seer Green and Jordans station (about 0.8 mile) has a mainline train service to London Marylebone in approximately 30 minutes. Beaconsfield Golf Club is very close by as is wonderful walking and riding amongst the Chilterns footpaths and bridleways that surround and pass through Seer Green and the surrounding countryside. The M40 (Junction 2) is a short drive giving access to London, Oxford, Birmingham, Heathrow and the M25.

Offering in excess of 5,000 sq ft presently including the substantial barn, Manor Farm offers a golden opportunity to create a magnificent family home in a quiet and attractive location with beautiful views over open countryside on the edge of this historic and much admired Chilterns village. Located down a private drive off School Lane and with approximately 6 acres in total, interested parties have the chance to create a sumptuous lifestyle property which has the space to include a tennis court, leisure suite and equestrian facilities (subject to planning permission) all within a short walking distance of the heart of the village.

Seer Green village offers a number of shops for day to day needs as well as two well regarded historic public houses however both Beaconsfield and Gerrards Cross have a fine selection of restaurants, cafes and public houses should the need arise.

Buckinghamshire is renowned for its choice and standard of schooling and is one of the last counties to maintain the traditional grammar school system. Importantly there is transport provided from Seer Green village to a number to a number of the high quality grammar schools including Challoners for boys and girls, as well as a number of private schools. For details of the current secondary school catchment areas please visit the Buckingham County Council website - www.buckscc.gov.uk. Private preparatory schools available in the area include Davenies for boys and High March for girls in Beaconsfield, St Mary's, Maltmans Green, Gayhurst and Thorpe House in Gerrards Cross, Caldicot in Farnham Royal and The Beacon in Amersham, all being within a reasonable drive.

AGENTS NOTE

Energy Efficiency Rating – F. 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.