

# MILCOTE HOUSE

JORDANS - BUCKINGHAMSHIRE



TIM RUSS  
*prime*





**MILCOTE HOUSE  
7 LONG WOOD DRIVE  
JORDANS  
BUCKINGHAMSHIRE**

Beaconsfield c3 miles | Gerrards Cross c3.5 miles  
Amersham c6 miles | Central London c27 miles

**A simply wonderful family home set  
in just over an acre of mature private  
garden in this much admired location**

Reception Hall | Cloakroom | Sitting Room  
Study | Dining Room | Kitchen/Dining Room  
Large Utility Room | Playroom

Main Bedroom with Ensuite Bathroom  
Three further Bedrooms | Family Bathroom

Double Garage | Private Gardens

Just Over One Acre

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## LOCATION

Milcote is tucked away in a very private spot in Long Wood Drive, just off Jordans Way; located on the periphery of the picturesque village of Jordans yet within easy walking distance of the pretty village green surrounded by Arts and Crafts cottages, together with the convenient village shop. The location is ideal for the regular commuter, with Seer Green & Jordans station only a mile away providing a 23 minute service to London Marylebone. Nearby Beaconsfield provides a fine selection of shops, supermarkets (M&S, Waitrose and Sainsburys) and restaurants. The area is well served with excellent schools, both grammar and private.

## THE PROPERTY

This handsome property has been the much loved home of the current owners for more than fifty years. They have maintained it meticulously and added two key ground floor extensions that work beautifully for a growing family. They did obtain planning permission some years ago for a substantial first floor extension, which has now lapsed but should be straightforward to reinstate. The permission granted included the addition of two further large double bedrooms and two ensuite bathrooms.

The front door opens into a generous light and airy reception hall with a staircase that leads up to the first floor. There is a cloakroom, a study and a separate formal dining room. The sitting room enjoys a bright double aspect with doors out to the garden and a working fireplace. The kitchen/dining room is a fabulous room with the dining area in the style of an 'Orangery' with a glass roof lantern and doors opening onto the garden.

The kitchen is well equipped and comprehensively fitted, incorporating granite worksurfaces and Neff integrated appliances. There is a large utility room which in turn leads through to the family/playroom, again with a door out to the garden.

On the first floor the principal bedroom enjoys a bright double aspect, a full range of fitted wardrobes and an ensuite bathroom. There are three further bedrooms, all with fitted wardrobes and served by a family bathroom.

### **OUTSIDE**

One of the hugely appealing aspects of this property is the position and garden. At the front is a generous driveway with plenty of parking, leading to the double garage. To the rear there is a paved terrace leading to a wide expanse of lawn, with mature colourful flowering shrubs to the boundary and a splendid mature oak tree. Part of the grounds is a delightful lightly wooded copse of beech trees, which is a wonderful playground for children and is quite simply spectacular when the mass of bluebells are out in the Spring.

### **LOCAL AUTHORITY**

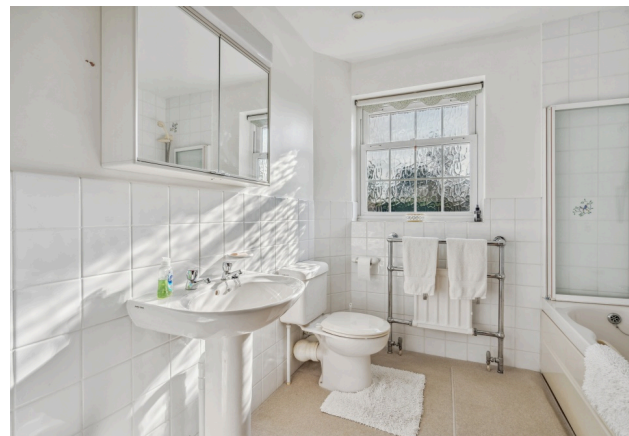
Chiltern District Council

### **POSTCODE**

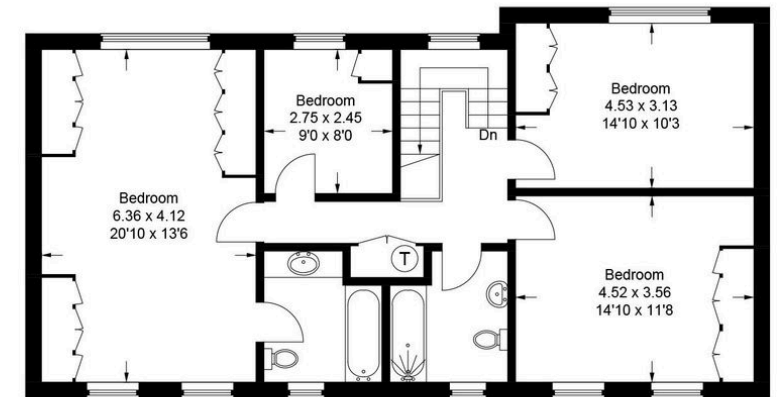
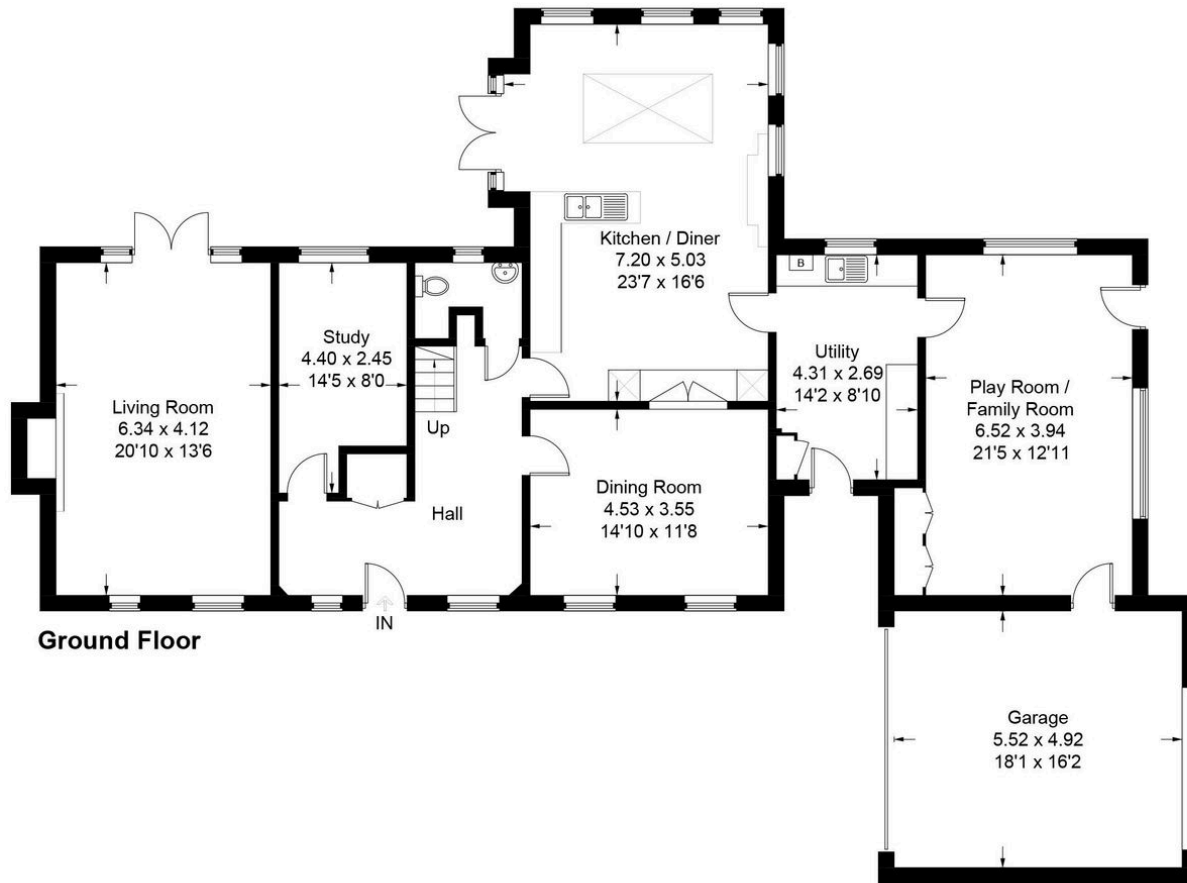
HP9 2SS

### **EPC RATING C**

### **COUNCIL TAX G**







## Milcote House

Approximate Gross Internal Area  
 Ground Floor = 177.7 sq m / 1,913 sq ft  
 First Floor = 88.6 sq m / 954 sq ft  
 Total = 266.3 sq m / 2,867 sq ft (Including Garage)

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