

# DEANFIELD



SEER GREEN • BEACONSFIELD • BUCKINGHAMSHIRE



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BUCKINGHAMSHIRE

*An elegant new house situated on the edge of this attractive  
Buckinghamshire village, built with imagination,  
dedication and sophistication.*

Reception Hall • Drawing room • Dining room • Study  
Media/sitting room • Kitchen/breakfast room • Utility room  
Family/garden room

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Master bedroom with two dressing rooms and en suite bathroom  
3 further bedrooms with en suite bathrooms  
Two bedrooms and a family bathroom

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Staff/guest flat with open plan sitting room  
Store room and shower room

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Mature gardens and grounds with ample parking • Triple garage

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In all about 0.73 acres



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.







## The House

Deanfield is a new house which has just been constructed by the well respected local developer PHD. They have a reputation for building unique properties to the highest standard, examples of their work can be seen in neighbouring Beaconsfield and Little Chalfont.

Deanfield has been designed with great imagination and flair and finished to a high specification with particular attention to style and detail, offering excellent family accommodation.







## The Interior

The stunning galleried entrance hall is a remarkable space with an impressive circular staircase with roof lantern above, finished in sapele wood and wrought iron balustrading, giving access to the first and second floors. A beautiful Portland stone fireplace adorns the entrance hall that opens to the main reception rooms which have been laid out particularly well for entertaining on a grand scale. The kitchen has been fitted by Storm Design and beautifully created using Italian units, a full range of integrated Miele appliances, Corian worktops and an island incorporating a hob and down draft extractor. The conservatory style breakfast area leads up to a vaulted garden room which provides a fantastic family space looking onto the grounds.

State of the art lighting and media wiring has been installed for use with a multitude of systems.

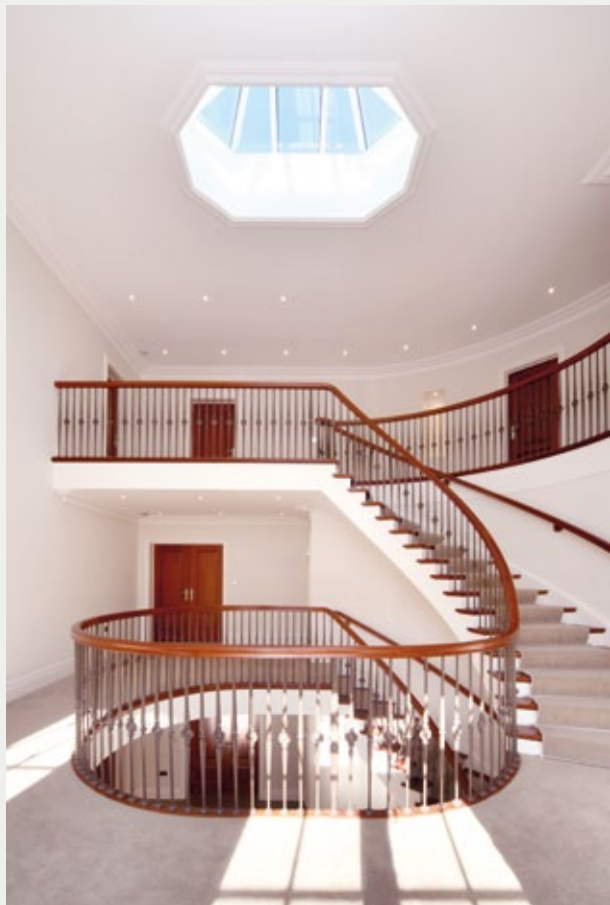
Deanfield is protected by a comprehensive intruder alarm system, enhanced by external CCTV cameras.









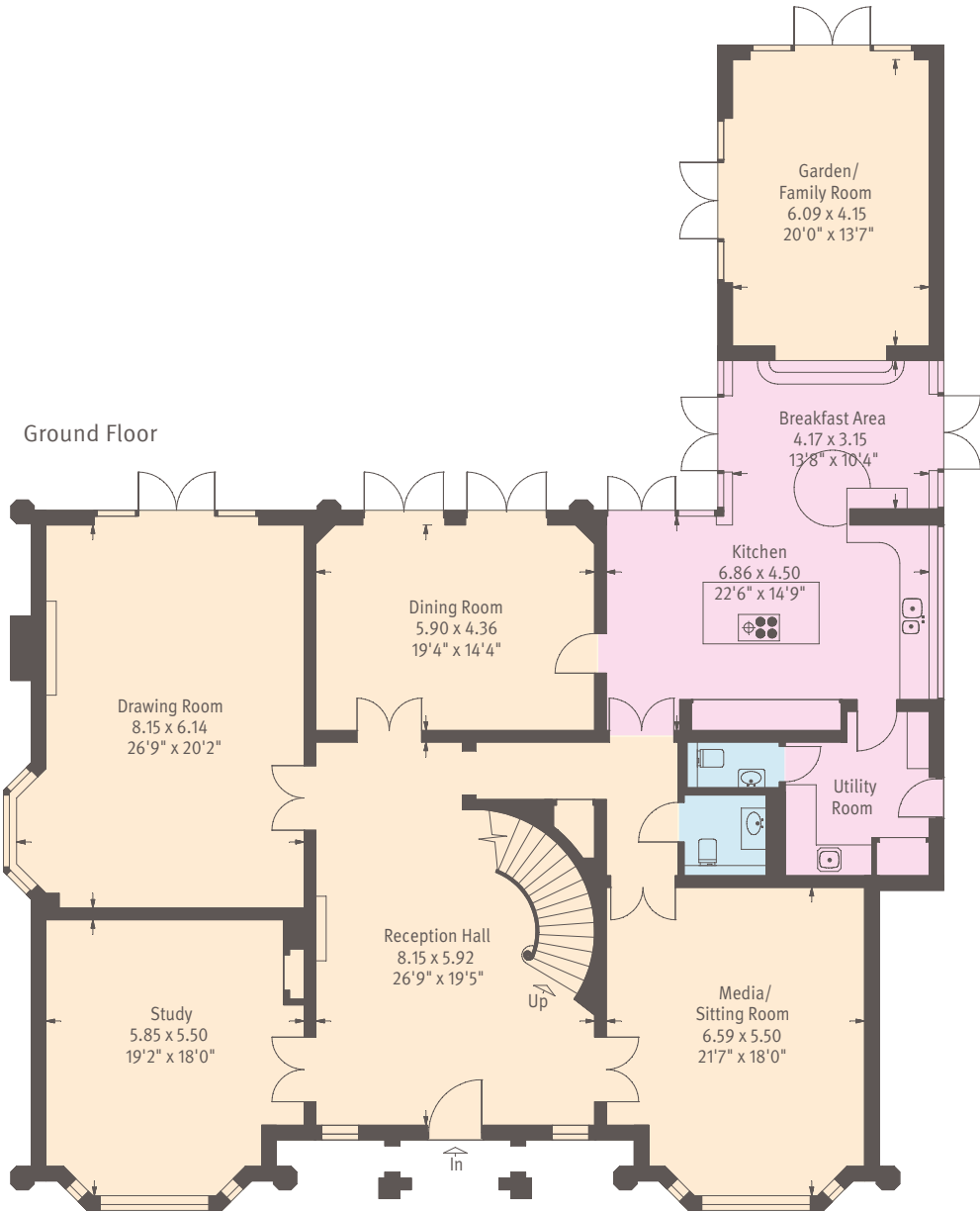
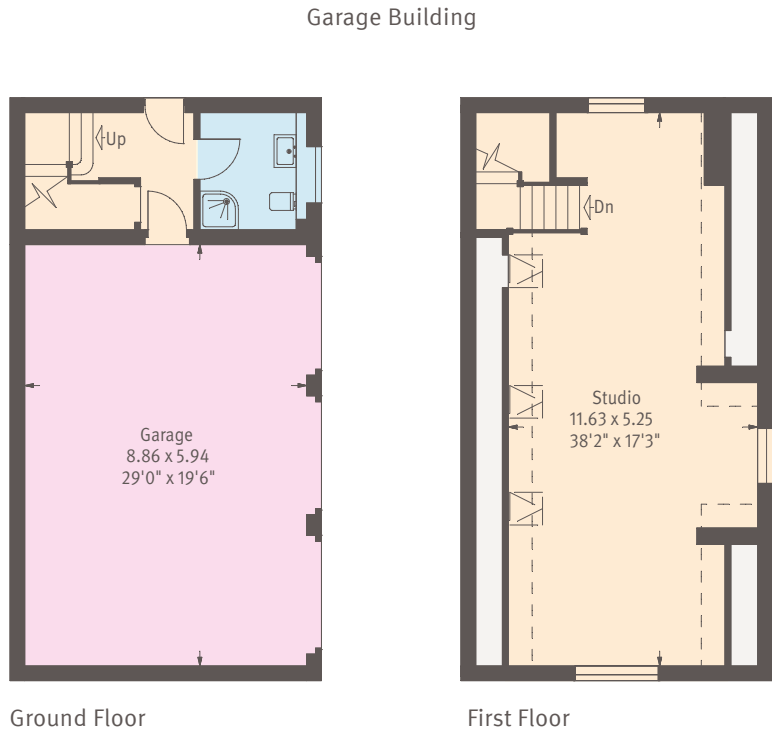


The bedroom accommodation is equally impressive with a decadent master bedroom suite occupying two levels with two dressing rooms and a generous bathroom suite. In addition there are three further principal bedrooms with bathrooms and on the second floor are two further bedrooms and a family bathroom.

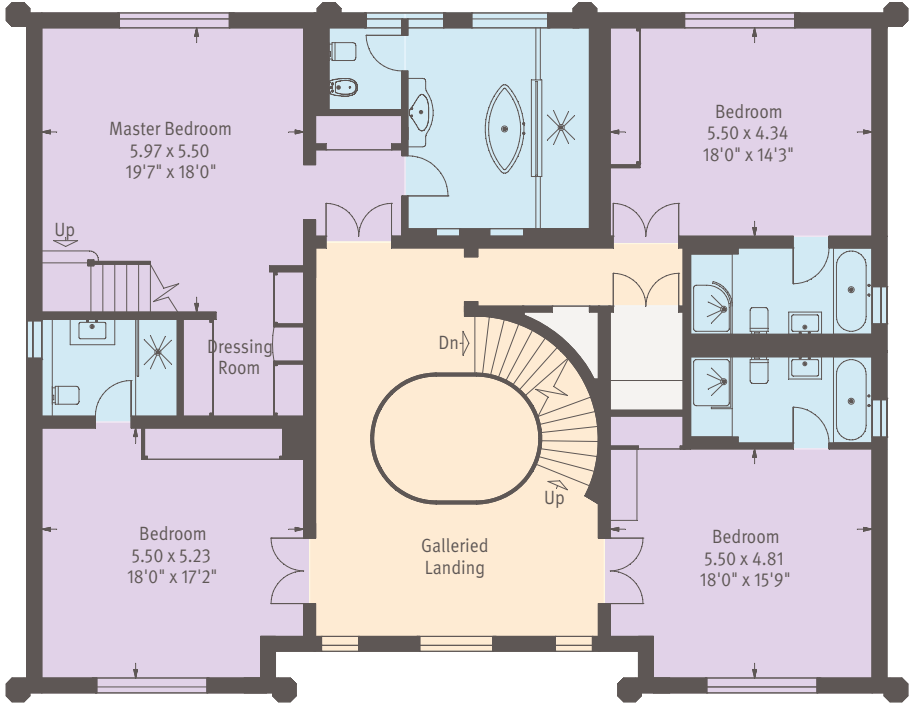




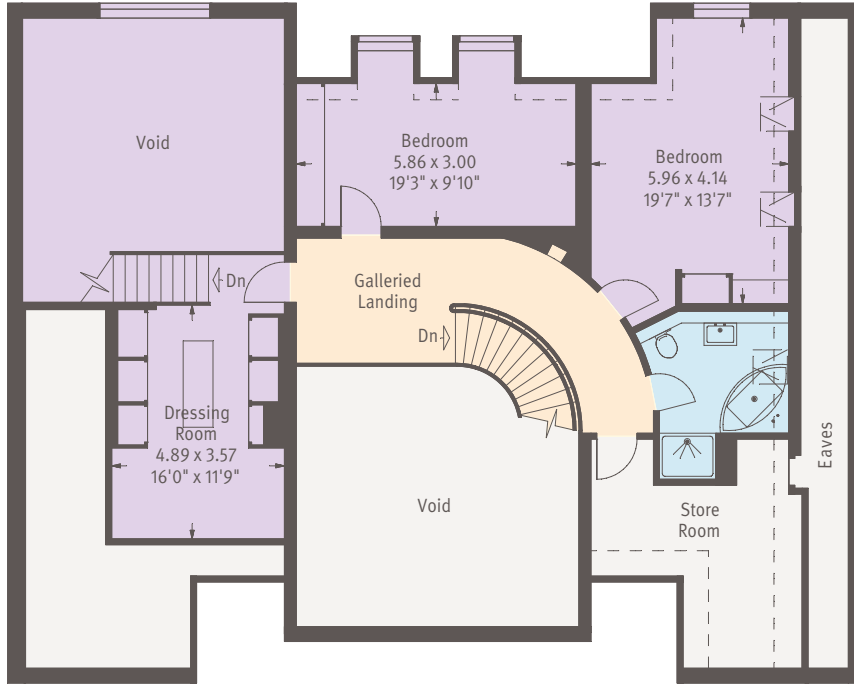
- Reception
- Kitchen/Utility
- Bedrooms
- Bathroom
- Storage
- Outside



First Floor



Second Floor







### **Gardens and Grounds**

The property is approached from the village road through automated gates onto the drive leading up to the front of the property and the adjacent garage block. To the rear of the property is a large paved terrace with French windows to all the main reception rooms and two wide flights of steps lead to the maturely planted gardens which enjoy a private and sunny aspect.

### **Separate Accommodation**

Above the garage is a studio/guest annexe which currently comprises an open plan sitting room on the first floor with a shower room on the ground floor. Plumbing has been installed on the first floor to create a small kitchen if needed for the use of a staff flat.



The Area

Seer Green has two village inns, one of which has an award winning restaurant. There are also various shops and a post office.



**Shopping** – The neighbouring towns of Beaconsfield, Gerrards Cross and Amersham offer a broad selection of local amenities, day to day shopping along with a selection of specialist retailers, boutiques and an inviting choice of cafes and restaurants.



**Schools** – Buckinghamshire is renowned for its education with excellent grammar schools and the area offers a choice for children of all ages, both state and independent. Dr Challoner’s Grammar School for boys and Beaconsfield High School for girls are the two catchment grammar schools for Deanfield. Private preparatory schools within nearby Beaconsfield include, Davenies for boys and High March for girls.



**Travel** – Heathrow airport is about 15 miles, Seer Green station is about a 5 minute walk and trains run to Marylebone in 30 minutes.



**Sporting** – Beaconsfield golf club is within walking distance along with the famous Stoke Park nearby.



**Equestrian** – The area is well served with equestrian facilities.

Beaconsfield 1.5 miles • Amersham 5 miles  
M40 (jct.2) 3 miles (Distances approximate)

Services

Mains water, gas, electricity and drainage are connected.

Local Authority

Chiltern District Council Tel: 01494 729000

Postcode

HP9 2UL

Viewing

Strictly by prior appointment with the Sole Agents, Knight Frank LLP

Fixtures and Fittings

Only those mentioned in these sales particulars and all fitted carpets are included in the sale.

Directions

From junction 2 of the M40, follow the A355 north, signposted Beaconsfield. Take the first exit at the next roundabout, still signposted to Beaconsfield and after following this road for about 0.25 miles, turn right at the next mini-roundabout on to the Amersham Road, signposted Amersham. Proceed along this road, over the railway bridge and then down towards the junction with a feeder lane in the middle of the road, in order to turn right along Long Bottom Lane towards Seer Green and Jordans. Turn right in to Long Bottom Lane and continue for around one mile where you will find Deanfield on your left hand side.



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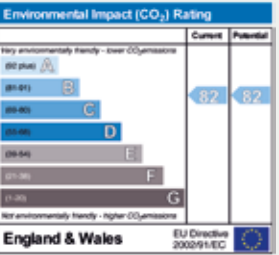
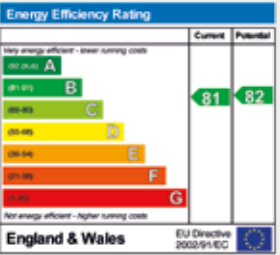
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Main House



Annexe

