

# Hedgerows

Jordans, Buckinghamshire







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Seer Green & Jordans Station 1 mile (Marylebone 28 minutes), Beaconsfield 3 miles  
Gerrards Cross (J1 M40) 4 ½ miles, Amersham 6 miles (Underground to Baker Street 47 minutes)  
Heathrow 18 miles, Central London 26 miles  
(Distances and times approximate)

An impressive and extensive family home  
with a rural outlook on the edge of a popular village,  
close to Beaconsfield.

**Accommodation**

**Ground Floor**

Large reception hall | Study | Two WCs | Reception room | Living room | Dining room  
Open plan kitchen/breakfast room and sitting room | Family room

**First Floor**

Principal bedroom with two dressing rooms and en suite | Four further bedroom suites

**Second Floor**

Bedroom six with dressing room and en suite | Bedroom seven and en suite

**Lower ground floor**

Gym | Cinema room | Wine room | Steam room

**Annexe**

Bedroom and en suite

**Outside**

Triple garage | Summer house | Lawned gardens

**In all about 1 acres**

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## Buckinghamshire

Jordans is a most attractive village in South Buckinghamshire, popular for its excellent accessibility to the road and rail network as well as London. The village originated when a small number of Quakers saw an opportunity to establish a village and community when some land became available in the early 1900's. Local amenities include a small village shop with the nearby towns of Beaconsfield and Gerrards Cross providing a wide range of further facilities including large supermarkets, such as Waitrose, M&S Food and Sainsburys. London is accessible by train from Gerrards Cross and Beaconsfield as well as the closer station of Seer Green & Jordans providing a direct service to London Marylebone taking approximately 28 minutes. The area is also popular as a result of its excellent range of schools, both public and independent including Dr Challoners High School for Girls in Little Chalfont and Dr Challoners Grammar School for boys in Amersham. Independent schools nearby include Davenies and High March in Beaconsfield, Harrow, Berkhamsted, Merchant Taylors' for boys, Caldicott and Wycombe Abbey for girls.

Junction 2 of the M40 is approximately 3.5 miles distant and the M25 is also within easy reach giving access to London, Heathrow and the national motorway network.

Sporting facilities in the area include golf at a number of nearby courses including the Beaconsfield Golf Club at Seer Green, the Buckinghamshire Golf Club at Denham along with the nearby Stoke Park Golf and Country Club. The surrounding countryside provides extensive walking and horse riding and there is boating on the River Thames and Bourne End, Marlow and Henley-on-Thames.



## Hedgerows

Constructed around 13 years ago, to the highest of specifications, this well-maintained unique and elegant family home has been kept well-maintained and updated by the current owners. The house is accessed through two sets of electric gates, creating an in and out driveway, to a large parking area adjacent to the front door. The house overlooks its predominantly lawned gardens and beyond. To the rear of the reception hall are full height glass windows overlooking the grounds.

On entering the house, the large, open reception hall leads off to the principal reception rooms including the drawing room, dining room, study, snug and kitchen/breakfast room with sitting room and large family room, ideal for entertaining with its bi-folding doors onto the terrace, a bar and wonderful volume.

The sweeping staircase leads from the reception hall to the large galleried landing and ample bedroom space for a large family and guests. The principal bedroom suite is particularly generous and is fitted to the highest standards with two dressing rooms and a bathroom.

The six remaining bedrooms on the first and second floors all have en suite shower rooms or bathrooms.

Within the lower ground floor there is a cinema, recently fitted gymnasium, wine cellar and steam room with a shower.

Floor plans within the brochure show the dimensions and layout of the internal accommodation.









## Garden & Grounds

Set in around 1 acre, the house sits well in its gardens. There is an integrated triple garage and a side access to the rear garden, next to the house as well as a separate access off Wilton Lane. The gardens are predominantly lawned with herbaceous borders and a paved terrace to the rear of the house.

## Services

Mains water, electricity and drainage. Gas fired central heating.

## Local Authority

Buckinghamshire Council. Tel: 0300 131 6000.

## Directions (HP9 2RF)

Leave the M40 at Junction 2. At the first roundabout, turn right, over the motorway. At the next roundabout, turn right to Gerrards Cross on the old A40 (London Road). Turn left after approximately half a mile, into Pot Kiln Lane, signposted to Jordans and Seer Green. Continue for approximately 1 mile and turn left onto Wilton Lane. Hedgerows will be found after a short distance, on the right hand side.

## Viewing

All viewings must be made strictly by appointment only through the vendors' sole selling agents.



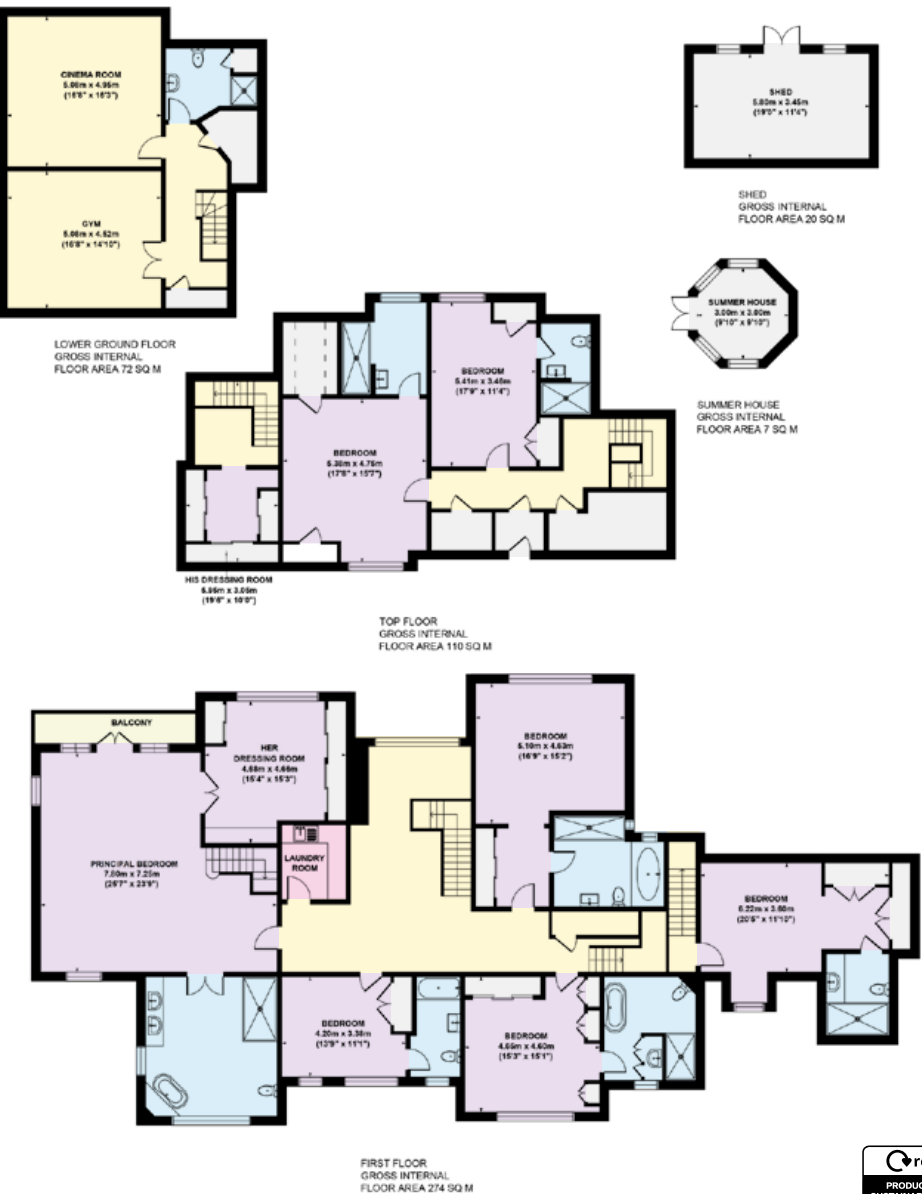
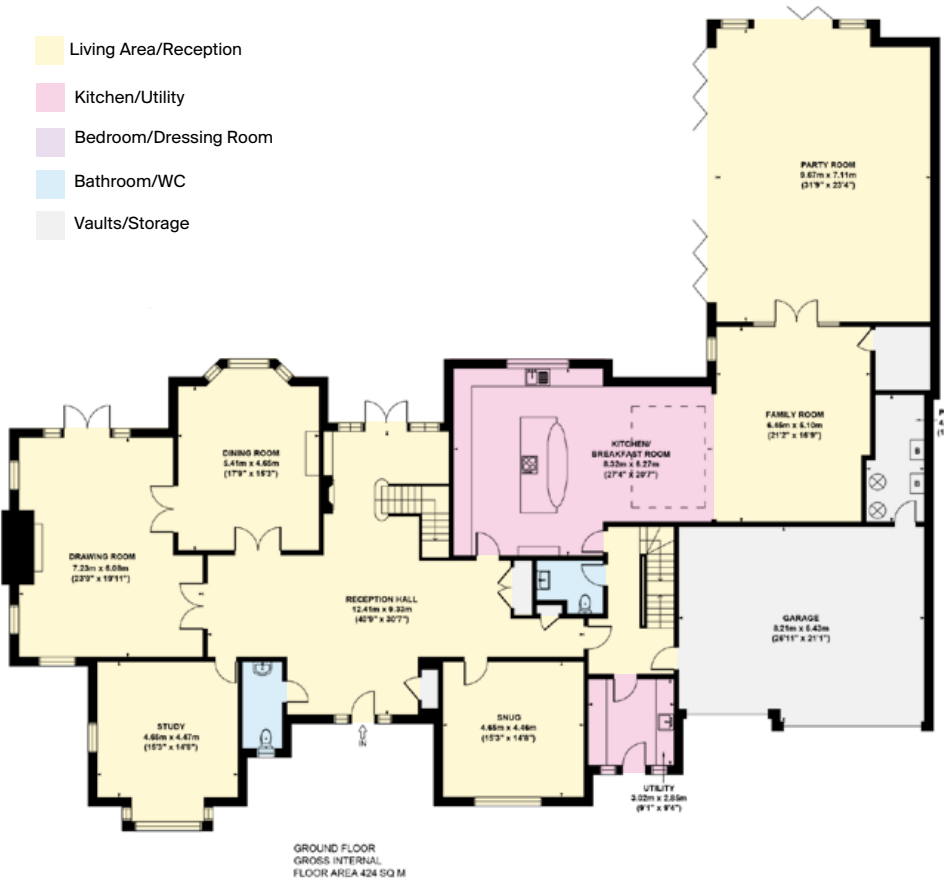


Approximate Gross Internal Floor Area  
Total Area = 907 sq m/9,763 sq ft



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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