



JORDANS · BEACONSFIELD · BUCKINGHAMSHIRE

Chelsey House

Sanctuary, Space, Sunlight



Set behind gates in one of Buckinghamshire's most exclusive villages, Chelsey House offers a rare balance of privacy and connection, with the Chilterns on one side and London twenty-five minutes away on the other.

AN INTRODUCTION

Designed for modern country living

Chelsey House is a home that was conceived as a complete vision rather than created through years of additions and alterations. Individually designed and completed in 2017, every aspect has been carefully considered, from its impressive vaulted entrance hall to the remarkable kitchen that stretches across the rear of the house, drawing in sunlight throughout the afternoon and evening.

Beyond the house, beautifully landscaped gardens provide complete privacy around a heated swimming pool, sauna and detached guest cottage, while a private gate connects directly to the heart of Jordans village. With over 6,600 sq ft of beautifully finished accommodation, this is a home designed to adapt effortlessly, equally suited to relaxed family life, entertaining on a grand scale and welcoming guests for extended stays.

6,671

SQ FT TOTAL

5+2

BEDROOMS

0.8

ACRE

2017

COMPLETED



AT A GLANCE

Key features

Grand vaulted entrance hall, open to the roof, with a curved staircase, a carved wooden handrail and a six-ring spiral chandelier

Exceptional open-plan kitchen, breakfast and family room extending across the rear of the house

Three principal reception spaces opening directly onto the stone terrace for seamless indoor-outdoor living

Five generous bedrooms including an impressive principal suite with dressing room and luxurious en suite

Detached guest cottage with two en suite bedrooms, gym and home office

Showcase garage with bifold doors, feature lighting and generous space for two vehicles

Gravel carriage driveway with extensive parking for guests

Heated outdoor swimming pool enjoying sunshine throughout much of the day

Sauna, outdoor shower and dedicated wellness area

Private rear gate providing direct access to the village green, community shop and countryside walks

Beautifully landscaped gardens extending to approximately 0.8 acres, offering complete privacy

Smart home technology including Lutron lighting, CCTV, automated irrigation and underfloor heating throughout

Completed in 2017 and presented in exceptional turnkey condition

FREEHOLD EPC B COUNCIL TAX H

A photograph of a garden featuring a wooden gazebo with a thatched roof, a brick path, and various plants including lavender and a Japanese maple.

“We always knew the plot was special, but what has surprised us most is how peaceful it feels. Whether we’re by the pool, sitting in the gazebo or simply opening the kitchen doors on a summer evening, there’s a real sense of calm here that we’ve never found anywhere else.”

THE OWNERS



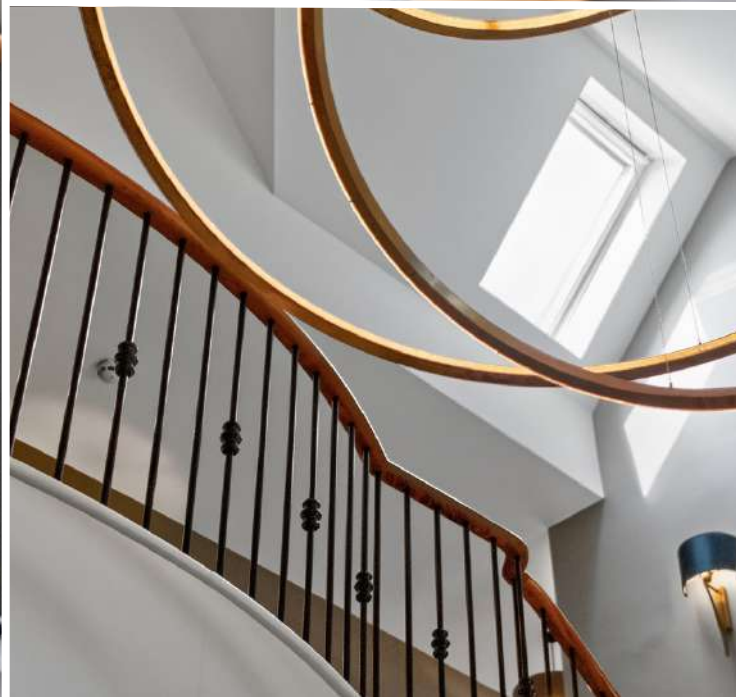
ARRIVAL

A grand arrival

Electric gates open onto a broad gravel carriage drive, sweeping across the front of the house and onwards towards the cottage and garage. There is extensive parking, yet the mature planting and established boundaries keep the house remarkably private from the lane.

Step through the arched entrance and the scale of the house is immediately apparent. The impressive entrance hall rises to the full height of the vaulted roof, with a sweeping curved staircase leading to the galleried landing above. Its beautifully crafted timber handrail was individually made for the house, following the staircase in one elegant, continuous curve from the hall to the gallery.

Above, a striking six-ring chandelier cascades through the full height of the space, creating a dramatic focal point and a wonderful sense of arrival.



THE GROUND FLOOR

Around the hall

Arranged around the impressive entrance hall, the principal reception rooms flow effortlessly from one to the next, creating a layout that's equally suited to everyday family life and entertaining. Despite its generous proportions, the house feels intuitive to move through, with each space naturally connected while still retaining its own character.

The study provides a peaceful place to work from home, beautifully appointed with bespoke cabinetry, fitted shelving and plantation shutters. Herringbone parquet flooring continues through the hall, drawing the eye towards the garden beyond and reinforcing the quality of finish found throughout the home.





THE SITTING ROOM

Elegant and beautifully proportioned, the sitting room is centred around a striking marble fireplace, creating a space that feels equally suited to quiet evenings as it does to entertaining guests. A wide bay window fills the room with natural light, while French doors open directly onto the stone terrace, seamlessly connecting the interior with the gardens beyond.

Finished with herringbone parquet flooring and refined architectural detailing, it is a room that feels both sophisticated and comfortable, offering a peaceful retreat while remaining closely connected to the heart of the home.



THE DINING ROOM

Designed for entertaining

Perfectly positioned between the sitting room and the kitchen, the dining room provides an elegant setting for both formal occasions and relaxed family gatherings. Centred around an attractive fireplace, its generous proportions comfortably accommodate larger dinner parties while maintaining a warm and intimate atmosphere.

Double doors open directly onto the stone terrace, allowing entertaining to extend effortlessly outdoors, while its connection to the adjoining reception rooms creates a natural flow that's ideal for hosting family and friends.



Sitting room, dining room and kitchen each open onto the same stone terrace, so you can step out onto it from any room.



THE SNUG

Complete with a bespoke media unit, the snug provides a comfortable retreat away from the main living spaces. Equally suited as a TV room, playroom or informal sitting room, it offers valuable flexibility for modern family living.



KITCHEN, BREAKFAST & FAMILY ROOM

Where the house
opens up

Designed around the way people live today, this remarkable open-plan space is as practical as it is impressive. Light-filled, beautifully proportioned and effortlessly connected to the gardens, it forms the true heart of the home.

THE KITCHEN

Designed around everyday living

Designed by Mario Pisano of Creativedge, the bespoke kitchen combines contemporary styling with exceptional practicality. Sleek handleless cabinetry is complemented by a generous central island, premium Gaggenau and Miele appliances, a stylish drinks area and a dedicated coffee station, creating a space that's equally suited to everyday family life and entertaining on a larger scale.

Stretching to almost thirty feet in length, the room enjoys an abundance of natural light throughout the day. Extensive glazing frames the gardens beyond, while the house's carefully considered orientation allows the afternoon and evening sun to flood the space before extending naturally onto the adjoining terrace.

At one end, an elegant curved bay with bespoke banquette seating creates a relaxed dining area that's perfect for everything from a morning coffee to informal family meals, making this a space people naturally gravitate towards throughout the day.





THE FAMILY ROOM

Flowing seamlessly from the kitchen, the family room provides a comfortable place to relax while remaining connected to the heart of the home. A contemporary freestanding wood burner creates a natural focal point, adding warmth and atmosphere throughout the changing seasons.

Thoughtfully designed for modern family life, the adjoining boot room and utility room provide practical everyday storage for coats, boots and bags, helping to keep the main living spaces effortlessly organised. With direct access to the garden, they're perfectly positioned for busy family life and outdoor living alike.

THE FIRST FLOOR

Five generous bedrooms centred around an exceptional principal suite

The sweeping staircase rises to a light-filled galleried landing, where the sense of space established on the ground floor continues throughout the first floor. Thoughtfully designed storage is integrated along the landing, reflecting the practical yet considered approach found throughout the home.

Occupying one end of the house, the impressive principal suite has been designed as a private retreat. Stretching over thirty feet in length, the bedroom flows effortlessly into an elegant dressing room, subtly divided by a contemporary feature fireplace that creates definition while maintaining the openness of the space.

Four further double bedrooms provide generous accommodation for family and guests alike, each benefiting from fitted wardrobes and individual character, with views across the beautifully landscaped gardens adding to the sense of peace and privacy.





THE DRESSING ROOM

Beautifully designed as an extension of the principal suite, the dressing room is centred around a bespoke island, with extensive fitted storage and skylights that fill the space with natural light. Thoughtfully planned and impeccably finished, it offers both everyday practicality and boutique hotel elegance.





FLAT, SUNLIT, PRIVATE

The gardens were the beginning of the story

Long before Chelsey House was built, it was the exceptional plot that captured the owners' imagination. Its level gardens, complete privacy and sun-filled orientation provided the perfect setting to create the home they had always envisioned.

Today, the beautifully landscaped gardens have been thoughtfully designed to complement the house rather than compete with it. Expanses of stone terracing, carefully selected planting and automated irrigation create an elegant outdoor environment that's as easy to maintain as it is enjoyable to spend time in.

Tucked away beneath a traditional thatched gazebo is one of the owners' favourite places to relax. Surrounded by mature trees and established hedging, it perfectly captures the peace, privacy and tranquillity that make this setting so special.



POOL, SAUNA, SHOWER

Designed to make the very most of the garden's exceptional orientation, the heated swimming pool enjoys sunshine throughout much of the day, creating a wonderful setting for both relaxation and entertaining. The generous sun terrace provides ample space to unwind, while the adjoining hot tub offers the perfect place to relax as the day draws to a close.

Positioned alongside, the contemporary sauna and outdoor shower complete this thoughtfully designed wellness space, allowing it to be enjoyed throughout the year, whatever the season.

THE COTTAGE

Gym, office, and two bedrooms above

Built in the same red brick as the main house, the detached cottage offers an exceptional degree of flexibility while maintaining complete independence. Whether used for visiting family, older children seeking their own space, long-term guests or as dedicated accommodation for staff, it adapts effortlessly to changing lifestyles.

The ground floor is currently arranged as a fully equipped gym alongside a separate home office, while the first floor provides two generous en suite bedrooms, a kitchen and comfortable living accommodation, creating a beautifully appointed self-contained cottage that's every bit as thoughtfully designed as the main house.





THE GARAGE

More than just a garage

Designed with the same attention to detail as the rest of the property, the garage is far more than simply a place to park. Full-width bifold doors, feature lighting and generous proportions create a superb space for housing a prized collection, while remaining equally practical for everyday use.

BUILT PROPERLY

Quality beneath the surface

Chelsey House was completed in 2017 and constructed to a specification that goes well beyond that of a typical modern home. Built using traditional brick and block construction, with reinforced concrete floors and structural steelwork incorporated where required, it has been engineered to deliver exceptional strength, durability and longevity.

The benefits are felt every day. The house is remarkably quiet, retains warmth efficiently during the winter months and remains comfortably cool throughout the summer, contributing to both its impressive EPC B rating and the reassuring feeling of solidity that's evident throughout the home.

2017

COMPLETED

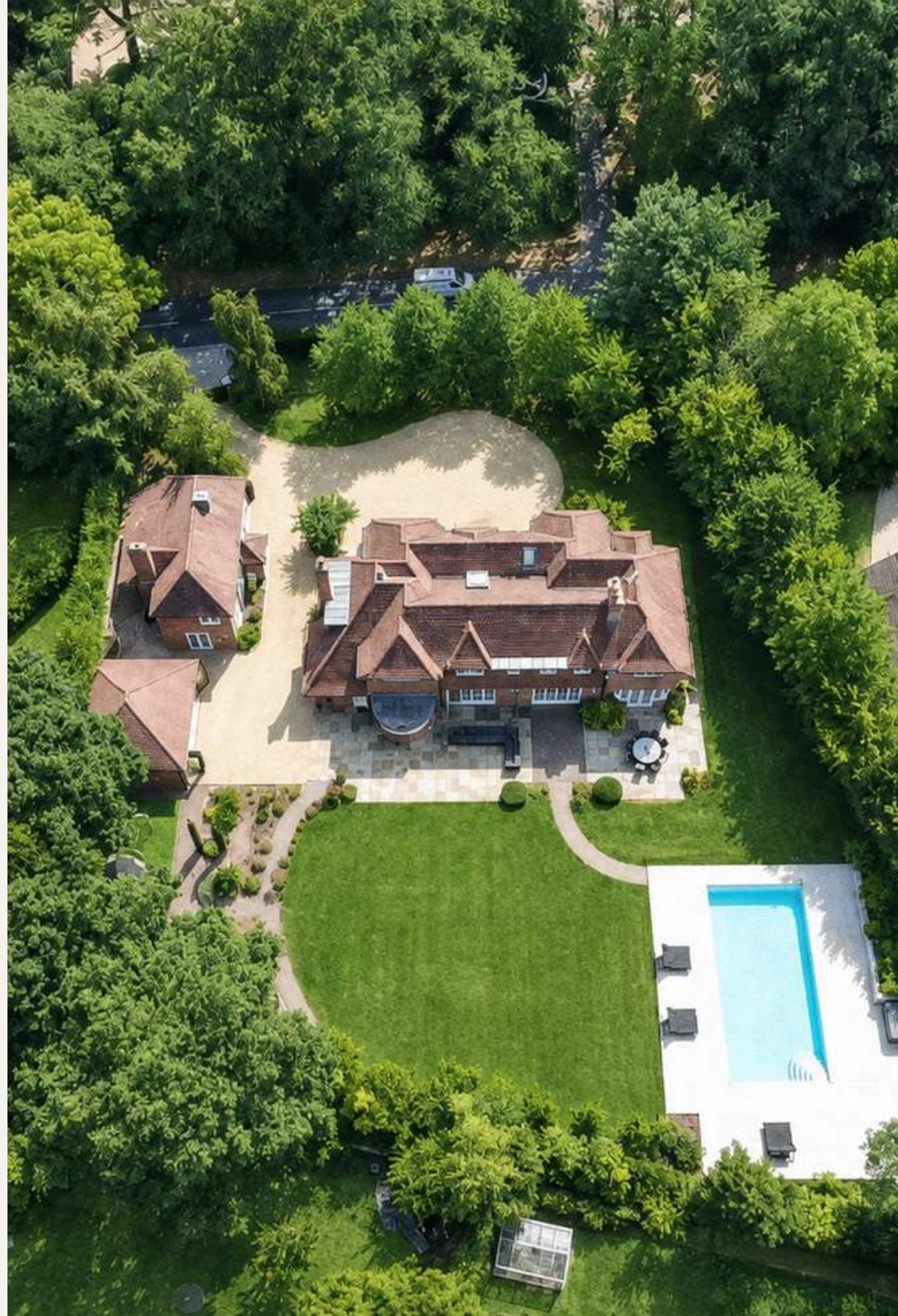
EPC B

MAIN HOUSE

Solid

CONSTRUCTION





THE SETTING

Life in Jordans

Jordans is not a suburb with a green in the middle. It was founded by Quakers in 1919 as a model village, and it is still owned and managed by Jordans Village Limited, a community benefit society run by the people who live here. There are around 245 households, and the community-run village store on Green West Road is two minutes from the gate.

What that produces is a village with a real calendar. The Jolly Quaker, a pop-up pub, opens in the village hall on the first Friday of every month. Jordans Picture House runs a cinema club on the second Friday from October to May. There is a summer fair in June, a sports day, an annual cricket match, a tennis club, and a village supper each February to mark the founding. Nobody here is left to work out how to belong.

The history sits quietly alongside it. The Quaker Meeting House, built in 1688 and one of the oldest in the country, stands a few hundred yards from the village centre, with William Penn, founder of Pennsylvania, buried in the ground beside it. The Mayflower Barn, raised in 1624 from ship timbers long held to have come from the Mayflower herself, stands at the top of that burial ground.

And then there is the gate. At the back of the garden, a private path takes you out of the property, across the village green and on towards Seer Green and Jordans station: beech woods and open fields on one side of the house, and the West End inside half an hour on the other.

THE TRAIN

Seer Green and Jordans station is a little over a mile away, reached on foot from the rear of the garden across the village green. Chiltern Railways run direct into London Marylebone from around twenty-five minutes. The M40 at Beaconsfield is a few minutes by car, and Heathrow is a comfortable drive.

Where to go when you need...

MILK, AND ANYTHING ELSE AT SHORT NOTICE

Jordans Village Community Store on Green West Road, two minutes from the gate. Community-owned and community-run, open 8.30am to 5pm on weekdays

DINNER AND DRINKS

The Jolly Cricketers in Seer Green is the owners' local and has been a pub since 1831: a freehouse with five local cask ales, a heated garden marquee, biscuits for dogs and a quiz every Sunday. The Royal Standard of England at Forty Green is fifteen minutes away and among the oldest pubs in England. For a curry, the owners go to Malik's in Gerrards Cross. And on the first Friday of the month the pub comes to you, when The Jolly Quaker opens in the village hall.

SPORT AND FITNESS

The gym is in the cottage and the pool is in the garden, so the daily one is already solved. Beyond that, Jordans Tennis Club runs roll-ups through the year, the annual village cricket match is a fixture, and the Chilterns begin at the end of the lane.

GETTING FURTHER

M40 Junction 2 at Beaconsfield is approximately three miles, putting London one way and Oxford and Birmingham the other. Heathrow is approximately fifteen miles.

TRAINS

Seer Green and Jordans station is a little over a mile away and walkable from the rear gate across the village green. Chiltern Railways run direct to London Marylebone, the fastest services around twenty-five minutes, with roughly forty trains a day and 111 spaces in the car park. Beaconsfield station is a short drive for more frequency.

THE WEEKLY SHOP

Waitrose on Penn Road in Beaconsfield, about ten minutes by car, with free parking and full fish, meat and deli counters. Gerrards Cross is a similar distance the other way.

GOLF

Beaconsfield Golf Club on Long Bottom Lane in Seer Green, less than a mile away, with its entrance beside the station. Harry Colt laid the course out in 1914 and it has changed remarkably little since: eighteen holes, par 72, 6,575 yards through mature woodland. Oakland Park, Gerrards Cross and Harewood Downs are all within four miles.

SCHOOLS

Families are particularly well served by the outstanding choice of schools in and around Jordans and Beaconsfield. Within the local area are well-regarded primary schools including Jordans School and Seer Green C of E, together with excellent independent preparatory schools such as Caldicott, Davenies, Gayhurst, High March and Thorpe House.

Buckinghamshire's renowned grammar school system is another significant attraction, with Beaconsfield High School, Dr Challoner's Grammar School, Dr Challoner's High School, The Royal Grammar School, High Wycombe, and John Hampden Grammar School all within easy reach.

For independent education, Berkhamsted School offers an exceptional all-through education from nursery to Sixth Form, while some of the country's most prestigious boarding schools, including Eton College, Harrow School, Wycombe Abbey, Radley College, St Edward's Oxford and Stowe School, are all within a comfortable drive.

The Finer Details

SQUARE FOOTAGE Main house 4,702 sq ft (ground 2,486, first 2,216);
cottage 1,267 sq ft; outbuildings 702 sq ft.
Total 6,671 sq ft / 619.9 sq m

ACCOMMODATION Five bedrooms including the principal suite; two en suite
bedrooms in the cottage. Sitting room, dining room,
study, snug / cinema room, kitchen and breakfast room,
family room, utility, boot room and two cloakrooms

BUILT Practical completion March 2017

CONSTRUCTION Brick and block construction; reinforced concrete
ground and first floors; solid concrete block internal
partitions; clay tile roof

TENURE Freehold

COUNCIL TAX Band H (approximately £5,000 per annum)

LOCAL AUTHORITY Buckinghamshire Council

EPC B (main house), D (cottage)

HEATING Mains gas central heating with wet underfloor
heating throughout both floors; boiler two years old
and under warranty

UTILITIES National Grid electricity and mains gas (Scottish
Power); direct mains water, metered (Affinity
Water); standard UK domestic drainage

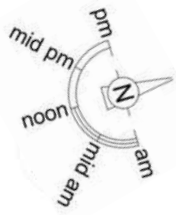
BROADBAND FTTP, Sky, gigabit speeds available. Strong mobile
signal throughout

TECHNOLOGY Lutron lighting, integrated music, electric gates,
CCTV, automated garden irrigation, smart heating
and bathroom radiators, all app-controlled

OUTSIDE Gated gravel carriage drive with extensive parking;
garage with bifold doors; heated outdoor swimming
pool (37'9 x 19'7), hot tub, sauna, outdoor shower,
thatched gazebo, log store and garden shed; landscaped
garden of approximately 0.8 of an acre on automated
irrigation; private right of way on foot at the rear to the
village

RIGHTS AND COVENANTS Jordans Village Limited holds covenants on the title
relating to development and to the renting or
selling of the cottage

DISTANCES M40 Junction 2 approximately 3 miles; Heathrow
approximately 15 miles; Seer Green and Jordans
station just over 1 mile, London Marylebone from
around 25 minutes



APPROXIMATE GROSS INTERNAL AREA	
Ground floor	231.0 sq m / 2,486 sq ft
First floor	205.9 sq m / 2,216 sq ft
Cottage, ground floor	60.9 sq m / 655 sq ft
Cottage, first floor	56.9 sq m / 612 sq ft
Outbuildings	65.2 sq m / 702 sq ft
Total	619.9 sq m / 6,671 sq ft

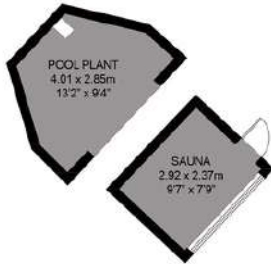
Outbuildings include the double garage, pool plant and sauna. Excludes the covered seating, hot tub and swimming pool.



FIRST FLOOR



COTTAGE - FIRST FLOOR



GROUND FLOOR



COTTAGE - GROUND FLOOR

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



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To arrange a viewing, please contact us.

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WHAT3WORDS

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