

# The **Frost** Partnership

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

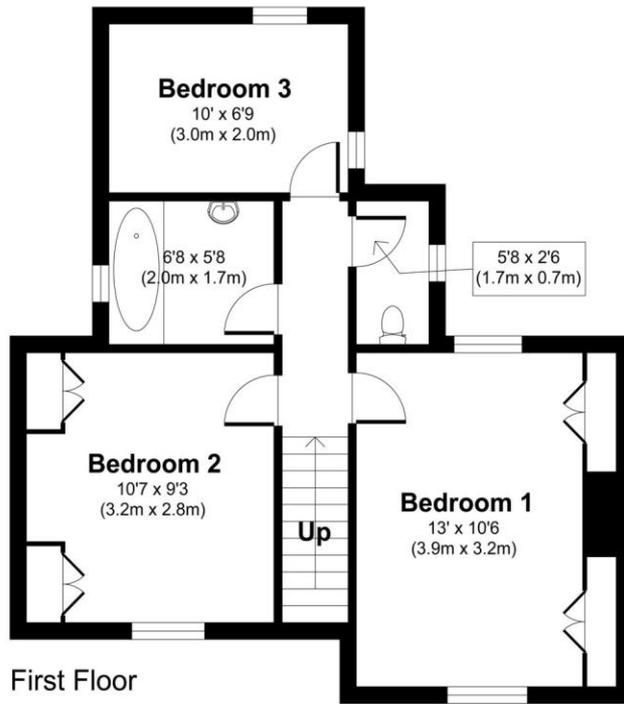
**Seer Bank, Bottom Lane, Seer Green, Buckinghamshire, HP9 2UH**

**Guide Price: £875,000 (Freehold)**



- **Detached village house**
- **Secluded garden**
- **Views over farmland**

- **3 bedrooms, 2 receptions**
- **Outline planning for new replacement house**
- **Potential to update and extend (STPP)**



TheFrostPartnership

Seer Bank, HP9 2UH

APPROX. GROSS INTERNAL FLOOR AREA 1087 SQ FT / 101 SQ M.

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**An opportunity to acquire a mature detached family house offering the potential to update and extend (STPP), and with the benefit of outline planning for new replacement house, set in this popular village featuring secluded gardens and views over farmland at the front.**

**Ground floor:** entrance hall, sitting room, dining room, kitchen/breakfast room.

**First floor:** three bedrooms, bathroom, separate cloakroom.

**Outside:** driveway leading to single garage, secluded rear garden, gardeners WC.

## **LOCATION**

Seer Green is a very sought after village on the outskirts of Beaconsfield which numerous shops for day to day needs, including a butcher and a post office. There are two well regarded public houses and a station which is within a short walk serving London Marylebone (fast train 29 minutes). Beaconsfield Golf Club is also close by as well as wonderful walks amongst the Chilterns footpaths. The M40 Junction 2 is a short drive away giving access to London, Oxford, Birmingham and the M25. Nearby Beaconsfield which is approximately 2 - 3 miles away offers an excellent range of shopping facilities including Waitrose, Sainsburys, Marks and Spencer Food Hall. Within Beaconsfield Old Town and New Town there is a wide variety of good quality restaurants and public houses. Buckinghamshire is renowned for its choice and standard of schooling both state and private. Seer Green village has a well-regarded first and middle school which is located close by.

## **THE PROPERTY**

The property is approached via a tarmac driveway leading to a covered glass porch with door to hallway with radiator, stairs rising to first floor. Dining room with fireplace and door to inner hallway with under stairs storage cupboard. Sitting room with two radiators, fireplace with inset gas fire and views to the fields at the front. Kitchen with under stairs utility cupboard with plumbing and space for washing machine and dryer, door to rear. Larder cupboard, range of base and wall units with wooden work surfaces, single drainer sink, space for cooker.

First floor landing and bedroom one with double wardrobe cupboard, views over the fields. Bedroom two with radiator, wardrobe cupboards and views over fields at the front. Bedroom three with views over garden at the back. Bathroom fitted bath, mixer shower attachment over, low level WC, radiator. Separate cloakroom with low level WC.

## **OUTSIDE**

The property is set back from Bottom Lane and has a long driveway for several cars leading to a single garage with light and power. The rear garden has a paved area with mature borders leading to area of lawn with mature conifers and trees to the borders offering a high degree of seclusion. Gated access to the left hand side of the property. Outside WC.

## **AGENTS NOTE**

Energy Efficiency Rating is D.

Council Tax Band is F.

The property has outline planning permission for a replacement house. Further information is available on [www.buckinghamshire.gov.uk](http://www.buckinghamshire.gov.uk), quoting application number PL/20/1249/PIP

## **DIRECTIONS**

From the offices of The Frost Partnership in Beaconsfield proceed north over the railway bridge along the Penn Road and take the second turning right into Ledborough Lane. At the end of Ledborough Lane turn left and immediately right into Long Bottom Lane and approximately 3/4 mile turn left into Bottom Lane. Continue along Bottom Lane and the property can be found towards the end of the lane on the right hand side.

**AGENT'S NOTE**

**Mortgage Advice Bureau (MAB)**

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Mortgage Advice Bureau (MAB). They are one of the largest mortgage brokers in the country and provide specialist mortgage advice. They can search thousands of mortgage deals to find the right one for you and due to their size have exclusive rates from many lenders that cannot be found on the high street or anywhere else. MAB have won over 70 national awards for the quality of their advice and service during the last five years. It is your decision whether you choose to deal with MAB. Should you decide to use MAB, The Frost Partnership will receive a referral fee of £300 inclusive of VAT from MAB. You will not have to pay anything with regard to this to The Frost Partnership.

**Home Legal Services (HLS)**

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Home Legal Services (HLS) for conveyancing services. HLS provide us with a panel of quality conveyancing solicitors who operate on a fixed fee and a no sale, no fee arrangement, with 24/7 online case reports keeping you up to date at all times. It is your decision whether you choose to deal with HLS. Should you decide to use HLS, The Frost Partnership will receive a referral fee of £250 inclusive of VAT from HLS. You will not have to pay anything with regard to this to The Frost Partnership.



**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.