



Copse Lane, Jordans
Beaconsfield, Buckinghamshire, HP9

HAMPTONS
INTERNATIONAL

Beyond your expectations

An attractive 5 bedroom family home set in a village location.

5 Bedrooms | 3 Bathrooms (2 En-Suite) | Sitting Room | Dining Room | Study | Kitchen/Breakfast/Family Room | Utility Room | Garage | Garden (Plot In All Approximately 0.255 Acres) | The lease is for a period of 999 years from 1936; the freehold is currently being purchased by the vendors.

Guide Price £1,495,000 Leasehold

Description

A most attractive family home which has been extended by the current owners to provide a five bedroom property with flexible living accommodation. Set in a mature and well maintained plot of approximately 0.25 of an acre in the sought after village of Jordans.

The ground floor accommodation comprises spacious entrance hallway with cloaks cupboard, storage cupboard and cloakroom with doors leading to the principal reception rooms. Double doors lead into the dual aspect sitting room which benefits from a feature fireplace and double French doors opening to the rear garden. The dining room has two sets of French doors opening to the front aspect. The kitchen/breakfast room is the heart of this family home and provides a range of floor and wall mounted units and integrated appliances; a central island provides additional work space, storage and wine store; the kitchen area opens into the orangery style family room with space for seating and informal dining; there are doors leading to the rear garden and an internal door leads to the utility room with courtesy door to the garage and side access.

Stairs rise to the first floor. The master bedroom benefits from fitted bedroom furniture and en-suite bath/shower room. Bedroom two also benefits from en-suite facilities whilst the three further bedrooms are served by the family bathroom.

Outside

The property is approached via a block work driveway providing access to the garage and parking. The gardens to the front are set behind a wall and are staged with ornamental brick and flint wall and hedging. The beds are planted with a variety of bulbs, plants and shrubs providing interest throughout the seasons.

The rear garden is mainly laid to lawn and is bordered by beds with seasonal planting and mature trees and shrubs. A paved terrace runs adjacent to the rear of the property and provides an ideal area for fine weather entertaining.

Location

Jordans Village has an active community and the village enjoys a popular first school and a village shop overlooking the central village green, village hall, and tennis courts. Various social and sporting pursuits are also catered for and a variety of country walks and bridal pathways are available in the immediate vicinity. The M40 Junction 2 provides access to the national motorway network and airports. Seer Green/Jordans railway station is approximately 0.3 miles distant via road and pathways and provides direct access to London Marylebone on the Chiltern Line (fastest train 25 minutes). Seer Green and Jordans offer a wide range of amenities and catchment to well renowned grammar schooling.



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Sales. 01494 677744

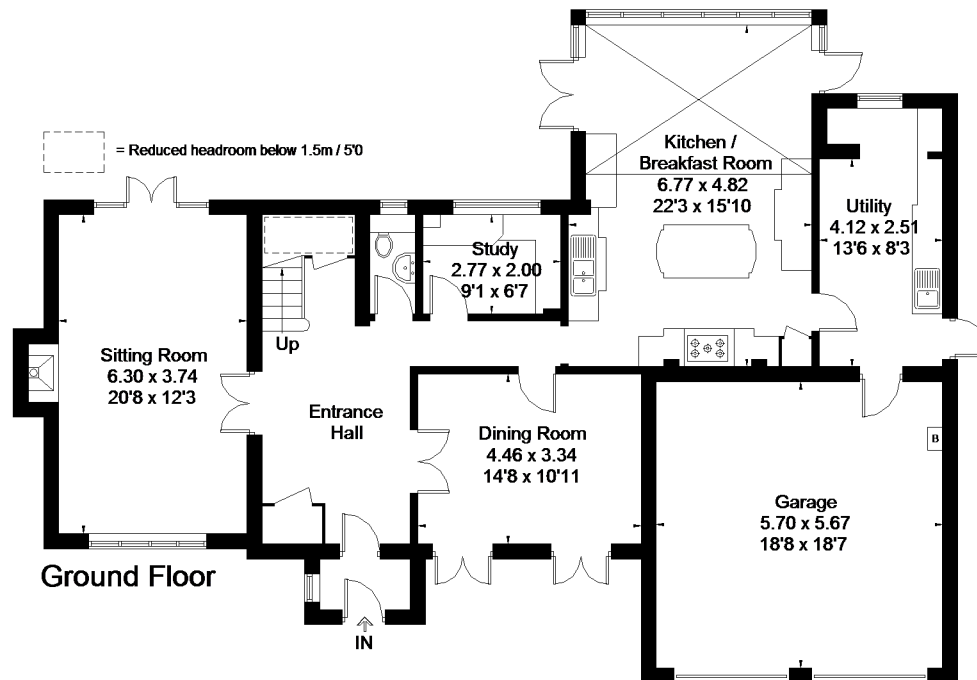
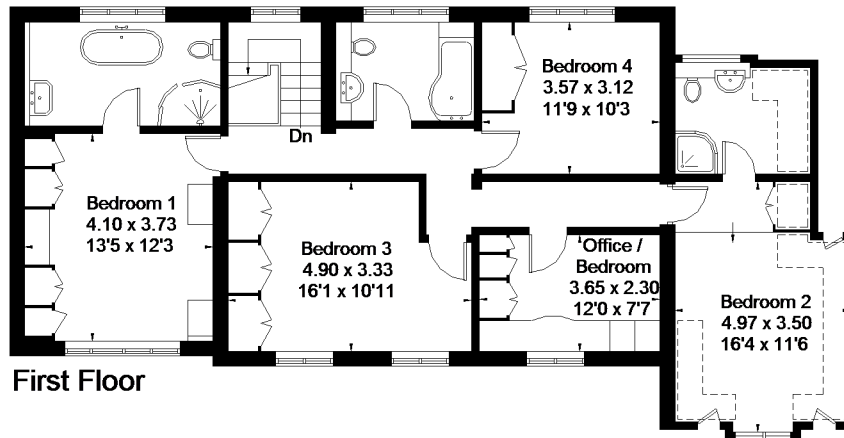
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Copse Lane, Jordans

Approximate Gross Internal Area
257.2 sq m / 2768 sq ft (Including Garage)



Floorplanz © 2016
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This plan is for layout guidance only.
Drawn in accordance with
RICS guidelines. Not drawn to
scale, unless stated. Windows &
door openings are approximate.
Whilst every care is taken in the
preparation of this plan, please check
all dimensions, shapes & compass
bearings before making any
decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

