



# Immaculate new luxury country house

Tahilla, Long Bottom Lane, Seer Green, Beaconsfield, Buckinghamshire, HP9 2UL

Freehold





Reception hall • kitchen/breakfast/family room • 3 reception rooms • utility room and study • 6 bedrooms and 7 bath/shower rooms • leisure facilities with indoor swimming pool • driveway, triple garage and gardens

#### Local information

Tahilla is ideally located on a prime residential road in the village of Seer Green, a desirable location in the Chiltern Hills, which offers a selection of shops and two pubs. Seer Green and Jordans station is located within 0.6 miles, offering a mainline train service to London Marylebone (from 24 minutes) whilst the M40 (Junction 2) is within 2.7 miles and affords access to London, Heathrow, M25 and Oxford. All times and distances are approximate and correct at the time of writing.

There is a wealth of sporting and recreational amenities available in the local area including The Beaconsfield Golf Club, The Buckinghamshire Golf Club (in Denham) and Stoke Park Golf and Country Club. Tennis and cricket clubs may be found in Beaconsfield and Gerrards Cross and rugby at Beaconsfield and High Wycombe. The local countryside provides some excellent walks and bridle paths along the Chiltern footpaths and boating is available on the River Thames at Bourne End and Marlow.

Buckinghamshire is renowned for its choice and standard of schooling. The county is one of the last to maintain the traditional grammar school system and includes Beaconsfield High School for girls and the Royal Grammar School and John Hampden for boys in High Wycombe. Local independent

preparatory schools include Caldicott (Farnham Royal), The Beacon (Amersham), St. Mary's School (Gerrards Cross), Davenies and High March (Beaconsfield) to name a few, with many schools having pick up points in the village.

#### About this property

Tahilla is a wonderful newly constructed country house, built by respected local developer PHD, finished to an exceptional standard throughout with superb attention to detail. The property has been thoughtfully designed and is equally suited to both family living and formal entertaining. There is much to impress and Tahilla offers substantial accommodation of about 10,700 sq ft. Features include a luxurious leisure suite with indoor swimming pool and spa facilities, a mirrored passenger lift to all floors, cinema, integrated music system, RTI command system with RAKO lighting, high ceilings, elegant and generous sash windows and doors, internal walnut doors, underfloor heating and hard wired for wi-fi throughout.

The reception hall features a stunning bespoke handcrafted central staircase leading to all floors with a glazed roof lantern above, flooding the area with natural light. The kitchen/breakfast/family room lies to the rear and enjoys a lovely aspect with views over the garden and is very much the hub of the house. The handmade Tom Howley



kitchen is bespoke fitted, with granite worktops and Miele appliances, together with a Fisher and Paykel fridge/freezer. A large island gives further storage, a second dishwasher and a breakfast bar. Further reception space on this floor is provided by a formal drawing room to the rear, and a dining room located at the front of the house. The elegant drawing room enjoys three sets of French doors opening onto the garden and side terrace, and a beautiful stone surround fireplace with a gas fire as a central feature. The dining room also enjoys two sets of French doors. A dual aspect study to the front and a generous cloakroom, completes the accommodation on this floor.

On the first floor the spacious landing has a sitting area with a window overlooking the frontage. The principal bedroom is superb, with a range of bespoke wardrobes and a luxuriously fitted dressing room, together with a beautifully appointed en suite bathroom, with a freestanding bath and large shower. There are three further guest suites on this floor, all with well fitted en suite bath or shower rooms and bespoke fitted wardrobes. The second floor has a further two bedrooms, both with dressing rooms and en suite bath/shower rooms. There are also two generous sized trunk/store rooms which provide

excellent flexible space.

Accessed from the main staircase or via a spiral staircase located just off the kitchen, the lower ground floor is impressive, housing a luxury leisure suite with a heated swimming pool, jacuzzi, steam room, gym and changing room. This floor is air conditioned throughout and also features a cinema/entertaining lounge with a bar/mini kitchen area, a well fitted boot room/utility room, plant room and cloakroom.

#### **Outside**

The property is approached through electric gates onto a wonderfully spacious driveway and a triple garage incorporating a garden WC. The house is set well back from the road with landscaped areas of lawn and borders. The rear garden has been professionally landscaped, with a lovely selection of trees and shrubs, both young and mature. A large terrace to the rear and side of the house provides excellent entertaining space and a wide flight of steps leads to a further seating area.

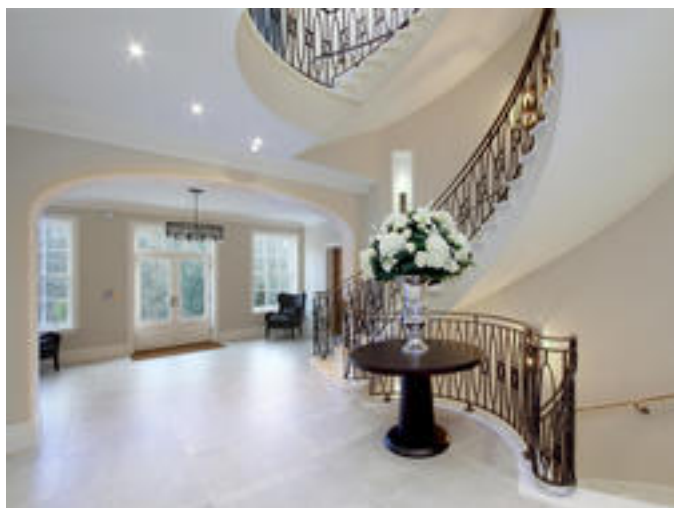
EPC rating = B

#### **Tenure**

Freehold

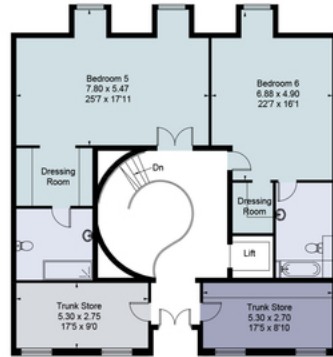
#### **Viewing**

Strictly by appointment with Savills or their joint agents.

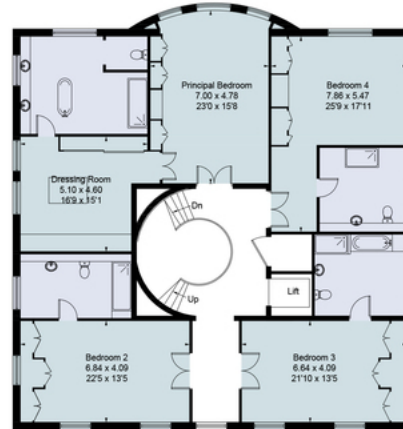




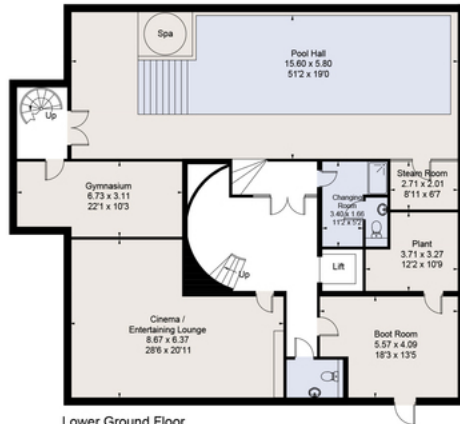
Approximate Floor Area = 1087.0 sq m / 10700 sq ft  
(Including Garage)



Second Floor



First Floor



Lower Ground Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>	<b>87</b>	<b>88</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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