



Modern country house set in a semi-rural location

Hedgerows, Wilton Lane, Jordans, Beaconsfield, Buckinghamshire HP9 2RF

Guide £5,500,000 Freehold





3 reception rooms • kitchen/breakfast room • 2 studies
• party room, cinema & gym • 7 bedrooms (all en suite)
• triple garage with 1 bed (en suite) annexe above •
summer house • extensive front & rear gardens

Local information

Seer Green and Jordans station 1.2 miles, Beaconsfield 3.5 miles, Gerrards Cross 3.5 miles, Heathrow 16 miles. All distances are approximate.

Hedgerows enjoys an idyllic location in the village of Jordans. This historic village has a thriving community, ideal for family life with a village hall and the village shop overlooking the village green. Jordans Village School is very well regarded. There are a number of pubs in the neighbouring village of Seer Green with the towns of Beaconsfield and Gerrards Cross providing a wide range of further facilities. Ideal for commuters, London is accessible by train from Seer Green and Jordans station, Gerrards Cross and Beaconsfield which all provide a direct service to London Marylebone. The M40 (J2) provides access to London, Heathrow, and the M25.

There is a wealth of sporting and recreational amenities available in the local area including The Beaconsfield Golf Club (Seer Green) and The Buckinghamshire Golf Club (in Denham). There is an LTA affiliated tennis club in Jordans, together with cricket and tennis clubs in Beaconsfield and Gerrards Cross, with rugby clubs in Beaconsfield and High Wycombe.

About this property

Occupying a lovely semi-rural position in a private and quiet

location close to amenities, Hedgerows is a beautifully presented family home of over 9,000 square feet. The superb, mostly open plan reception space is ideal for family living on a grand scale and enjoys a delightful outlook to the rear over well maintained gardens to neighbouring paddock land and countryside beyond. The accommodation is arranged over four floors with large reception areas, fabulous kitchen/family room, leisure facilities including a party room with bar, cinema room, gym and seven bedrooms all with en suites.

The main reception rooms are accessed from a magnificent reception hall with galleried landing above. Two storey height windows offer immediate views to the garden, neighbouring paddock and countryside beyond. There are two cloakrooms and two cloak cupboards as well as an attractive modern fireplace with gas fire. The sitting room is triple aspect and has an inglenook style fireplace with open fire. The dining room lies off this and the reception hall through double doors, a wide bay window offers superb views and there is a further modern gas fireplace. The kitchen/breakfast/family room is a wonderful family and entertaining area. The kitchen is well fitted with an array of units and a large island with a host of integrated appliances including a Miele range of ovens, two Subzero fridge freezers, NEFF



dishwasher, Siemens gas and induction hob and wine cooler. This opens in to a breakfast room with roof light and double French doors on to the rear terrace and then in to a large family room. Further doors lead in to the impressive party room with oak trussed vaulted ceiling with bar and seating area. This is the perfect area to entertain on a grand scale with bifold doors leading on to the expansive terrace. Two studies lie to the front of the house both with fitted furniture. A utility room completes the ground floor accommodation. A staircase from the inner hallway leads up to an annexe over the garaging with a bedroom/sitting room with an en suite shower room. The stairs also lead down to the lower ground floor where there is a gym with mirrored feature wall, characterful cinema room and wine store. A shower room complements this area.

On the first floor a spacious, light and airy galleried landing offers views over the garden and countryside beyond. The principal bedroom is capacious with large balcony offering splendid distant countryside views. This bedroom has two dressing rooms (one adjacent and one above the bedroom) and a fabulous en suite bath/shower room with free standing bath, large shower and twin hand basins. There are three further bedrooms on this floor all with fitted wardrobes and modern en suite bath or shower rooms. A useful utility/laundry room completes the first floor accommodation.

On the second floor there are two further bedroom suites (one with a walk-in wardrobe) with

storage rooms.

Outside

Hedgerows is approached off a country lane through two sets of electrically operated gates, leading on to a large driveway and impressive frontage of the house. There is a three car garage with two up and over electric doors, a plant room to the rear and courtesy door in to the house. A gateway through a low picket fence leads to the rear gardens. Adjacent to the rear of the house is a vast terrace area ideal for entertaining and enjoying the garden and views over the neighbouring paddock and countryside beyond. The remainder of the large garden is mainly laid to lawn with mature trees and well stocked shrub borders. There is a summer house and large timber store with terrace area, a vehicular gate leads from the rear garden on to Wilton Lane. The garden is bordered by hedging and post and rail fencing.

Agents Note

Photographs taken in Aug. & Oct. 2021. You should make enquiries about the external wall system of the property, if it has cladding, and if it is safe or if there are interim measures in place.

EPC rating = D

Council Tax = H

Tenure

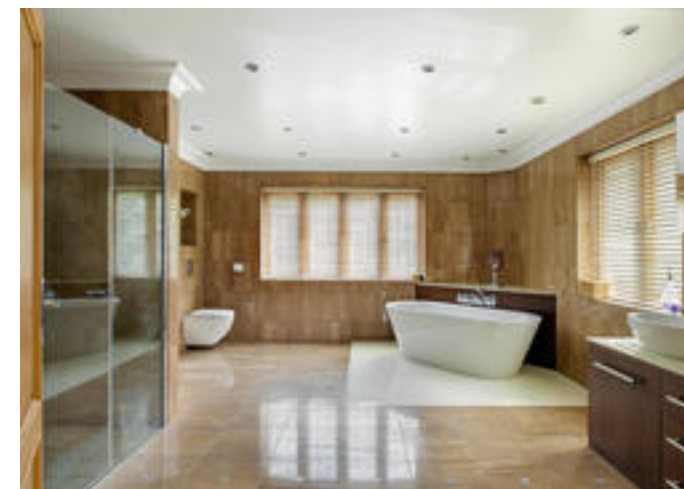
Freehold

Local Authority

Buckinghamshire Council

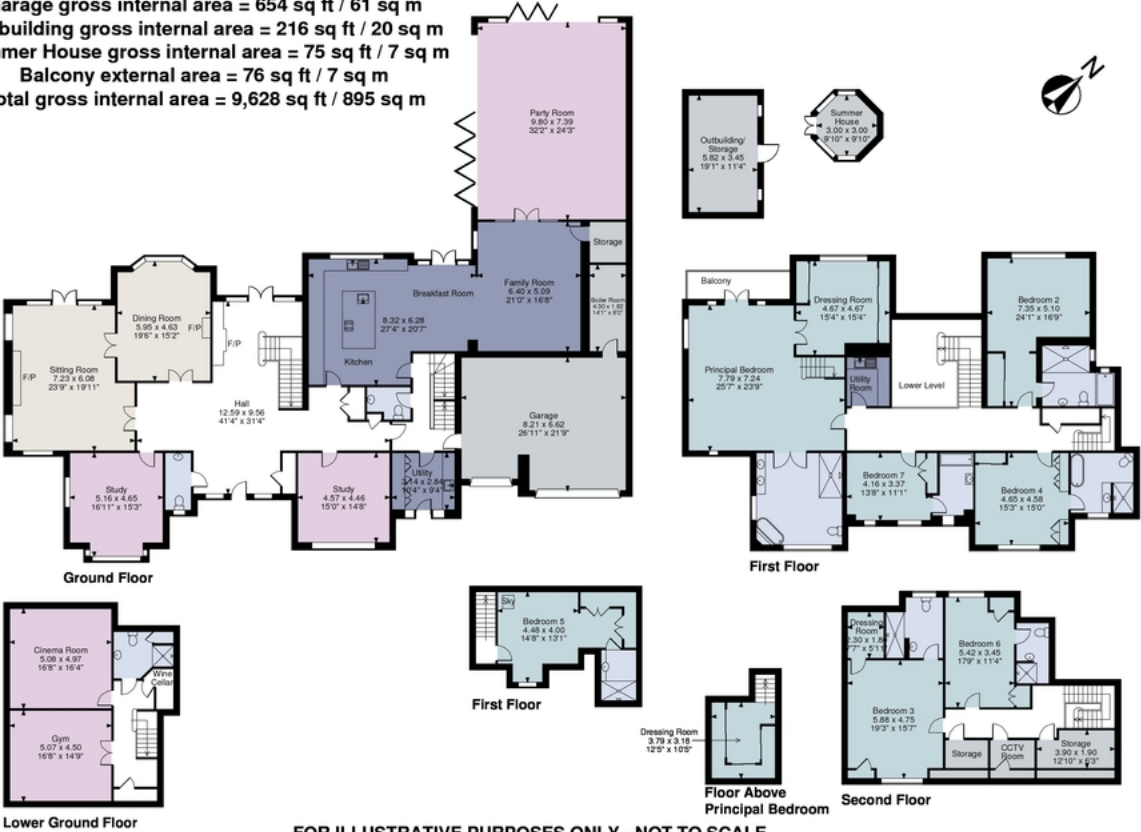
Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills

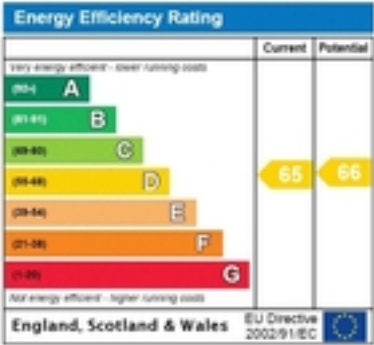




Hedgerows, Beaconsfield
Main House gross internal area = 8,683 sq ft / 807 sq m
Garage gross internal area = 654 sq ft / 61 sq m
Outbuilding gross internal area = 216 sq ft / 20 sq m
Summer House gross internal area = 75 sq ft / 7 sq m
Balcony external area = 76 sq ft / 7 sq m
Total gross internal area = 9,628 sq ft / 895 sq m



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