



Family home with gardens in an idyllic village location

Coanwood, Puers Lane, Jordans, Buckinghamshire, HP9 2TE

Guide £1.8 million Freehold

savills



Reception hall • 2 reception rooms • kitchen/breakfast room • 5 bedrooms • 3 bath/shower rooms (2 en suite) • large mature gardens and balcony • driveway • far reaching countryside views

Local information

Seer Green and Jordans station 0.7 miles, Beaconsfield 3.5 miles, Gerrards Cross 3.5 miles, Amersham 6 miles, Heathrow 16 miles, central London (Baker Street) 25 miles. All distances are approximate.

Coanwood occupies an idyllic location in a quiet residential lane in Jordans, a pretty village in South Buckinghamshire, popular for its excellent transport links to London. This historic village has a thriving community, ideal for family life with a village hall and the village shop overlooking the village green. There are a number of pubs in the neighbouring village of Seer Green and 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, with fast trains from Seer Green and Jordans to Marylebone (26 minutes) and returning from Marylebone (21 minutes). The M40 (J2) provides access to London, Heathrow, and the M25. All times are 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 (Seer Green) and The Buckinghamshire Golf Club (in Denham). There is

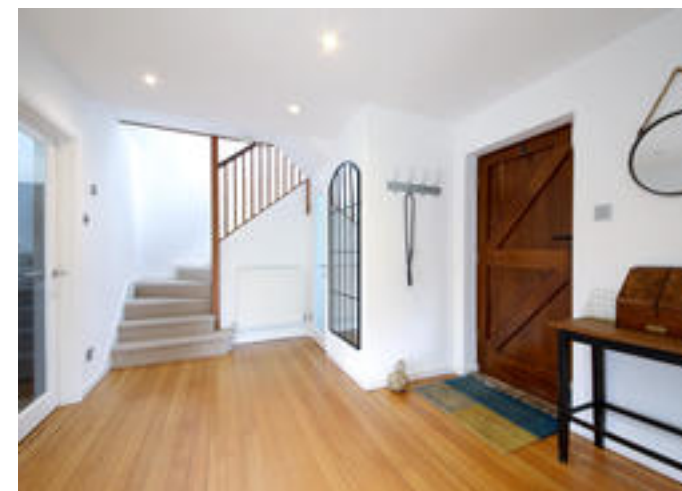
an LTA affiliated tennis club in Jordans, together with cricket and tennis clubs in Beaconsfield and Gerrards Cross, with rugby clubs in Beaconsfield and High Wycombe. The local countryside provides some excellent walks and bridle paths and boating is available on the River Thames at Bourne End and Marlow.

Buckinghamshire is renowned for its choice and standard of schooling. The county is one of the last to maintain the traditional grammar school system, with local grammar schools including Dr. Challoners High School and Beaconsfield High School for girls, and Dr. Challoners Grammar School for boys. Jordans Village Nursery and Jordans School are well regarded in the area with the school also located in Puers Lane. Local independent preparatory schools include Caldicott, Davenies, Gayhurst and Thorpe House for boys, and Maltmans Green, St Mary's and High March for girls, to name a few.

About this property

A wonderfully located family home in this sought after village. The property dates back to the early 1930s and has been enhanced and extended over the years. The accommodation is arranged over three floors with stunning views to the rear over the garden and countryside beyond.

The front porch opens into the reception hall which also gives



space for a cosy seating area. Adjacent is the sitting room, and both rooms benefit from a dual aspect and a double sided inset wood burner providing a lovely design feature. The sitting room overlooks the garden with a balcony giving superb views. Also enjoying garden views is the kitchen/breakfast room, with French doors on to the balcony and plenty of space for a large table. The kitchen is comprehensively fitted with units and granite worktops with appliances including a range cooker, oven, microwave and space for an American style fridge freezer. A generous fully fitted utility is located just off the kitchen.

The bedroom accommodation is arranged over two floors, with three bedrooms on the first floor. The guest bedroom overlooks the garden and enjoys French doors on to a balcony, together with an en suite shower room. There are two further bedrooms, two with fitted wardrobes, served by a well-appointed family bathroom, with a freestanding bath, and a separate cloakroom. On the top floor the principal bedroom is charming, with beams, wood flooring and exposed brickwork, incorporating a concealed dressing area behind. The en suite has a large walk in shower.

Outside

Coanwood is set back from the road in this idyllic village location, with a driveway giving parking for several vehicles, and leading to a garage/store room. The rear garden is delightful, with wonderful views, arranged over several levels and wrapping around the house to the side. A balcony spans the rear of the

house with steps leading to a large terrace, ideal for outside dining and entertaining. There are several large areas of lawn with planted beds and borders. The garden is well screened with fencing and high hedging giving a good deal of privacy and seclusion.

Services

All mains services connected. Please note that none of the services have been tested.

Agents Note

We have been told that this property has no cladding. 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.

Tenure

Freehold

Local Authority

Buckinghamshire Council

Council Tax

Band = G

Energy Performance

EPC Rating = D

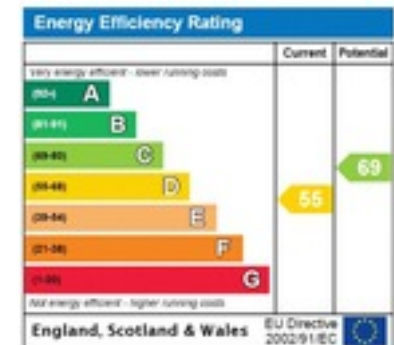
Viewing

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





Approximate Area = 227.8 sq m / 2452 sq ft
Including Limited Use Area (10.0 sq m / 108 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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