

Broadleaves, Seer Green, Buckinghamshire





An expertly designed ‘New England’ style home with the opulence of the Hamptons, newly constructed by Knights Developments and situated in one of the most sought-after private roads in Buckinghamshire.

Summary of accommodation

Main House

Grand reception hall | Four reception rooms
Superb open plan kitchen/dining/family room | Pantry
Prep kitchen | Two cloakrooms
Principal bedroom suite with balcony, dressing room and ensuite bathroom | Five further double bedroom suites
Laundry room | Multi-purpose entertainment room
Wellness suite with steam room

Oversized Double Garage with Flat Above

Bedroom | Living room | Kitchenette | Bathroom

Garden and Grounds

Impressive entrance forecourt | Large garden

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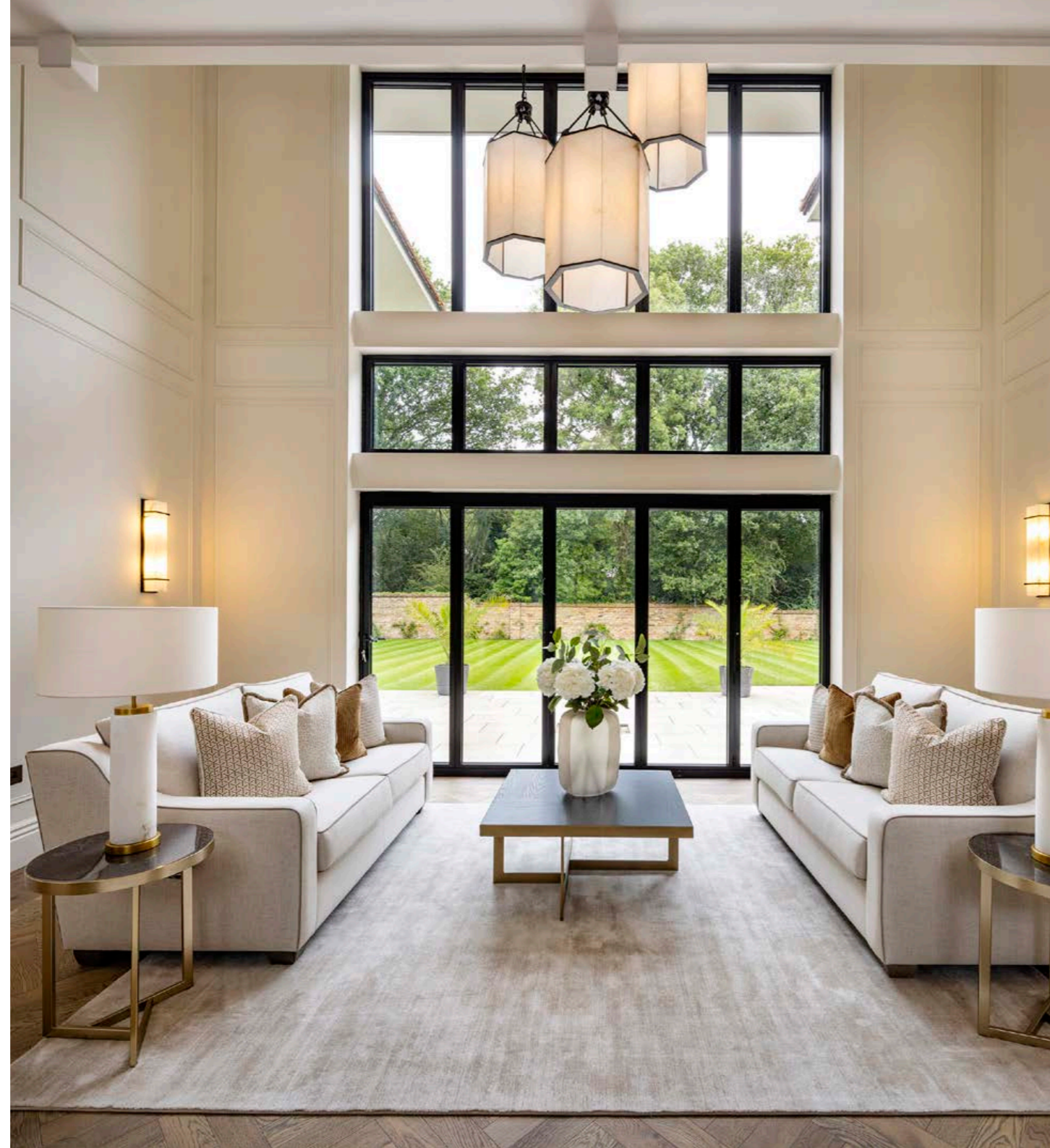
Situation

Broadleaves is one of the finest, bespoke new homes to be built in the Beaconsfield/Gerrards Cross area in recent years. Occupying a prime location along Long Grove, an exclusive private road within the village of Seer Green, Broadleaves is well located for access to Beaconsfield Old and New Town, with all the amenities it has to offer, including Waitrose, Sainsbury, M&S Food as well as many boutique shops and restaurants. Mainline services are from Beaconsfield or Seer Green from 26 minutes. The M40 (J2) is 3 miles away giving access to London, Oxford and the M25. Heathrow is within 15 miles.

The area is highly regarded for its grammar and public schools. Preparatory Schools include Davenies for Boys and High March for girls. Within easy reach are Wycombe Abbey, Maltmans Green Prep and Thorpe House in Gerrards Cross, to name a few.

Distances

Beaconsfield 2 miles (London Marylebone from 26 minutes), Gerrards Cross 4.5 miles, Central London 28 miles, London Heathrow 15 miles.
(Distances and time approximate)



Broadleaves

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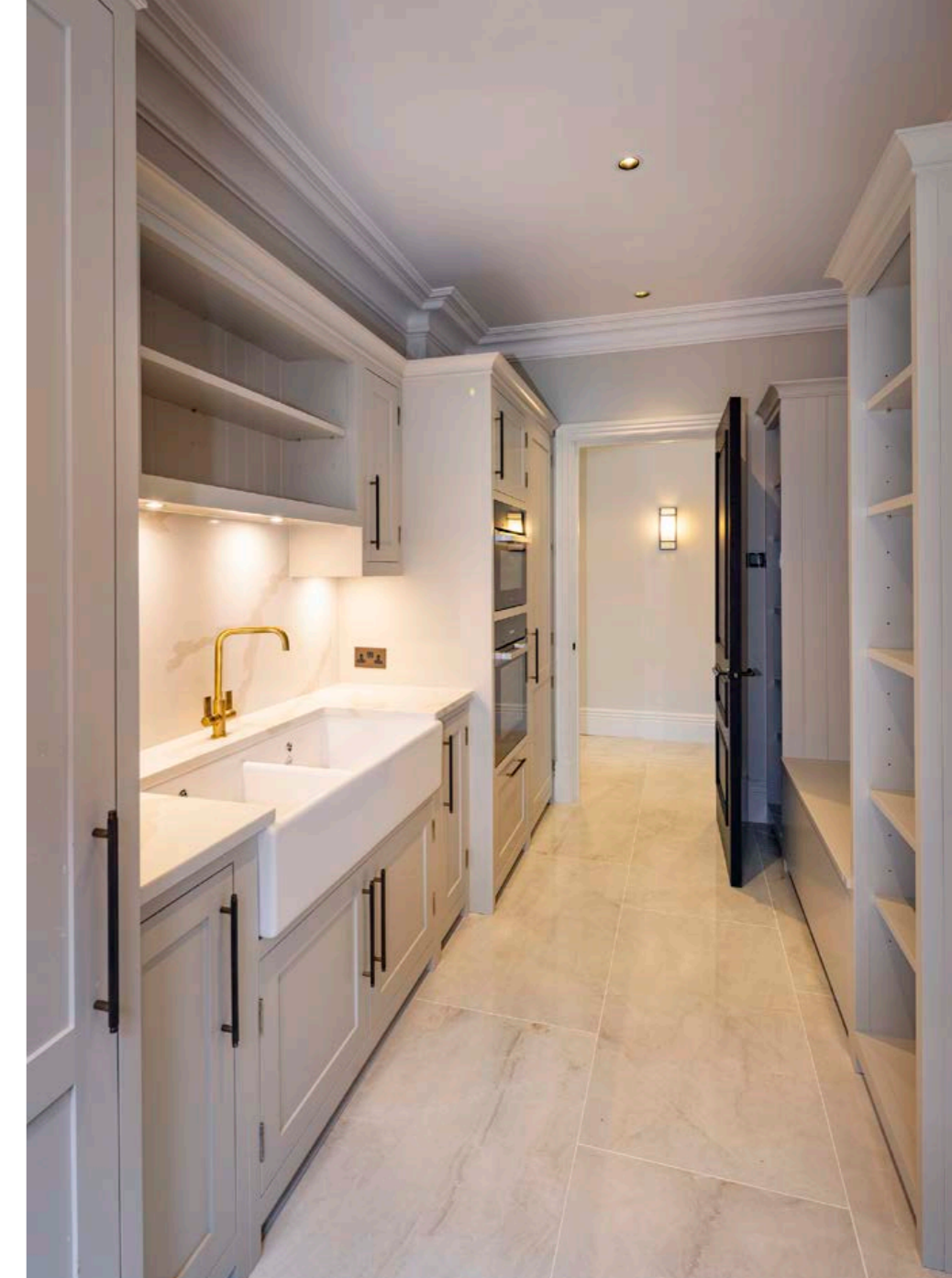
The property comprises of a spectacular grand reception hall giving access to four reception rooms, including the superb open plan kitchen/dining/family room with adjoining pantry and prep kitchen. The kitchen and living room both enjoy a combination of bi-fold and sliding doors into the grounds. A coat room and two guest cloakrooms complete the ground floor accommodation.

The first floor provides four luxurious bedroom suites, the highlight being the opulent principal bedroom suite comprising of a large bedroom with access to the balcony, a fully fitted dressing room, and an expansive ensuite. Completing the first floor are three further double bedrooms all with benefit of ensuite facilities and a useful laundry room.

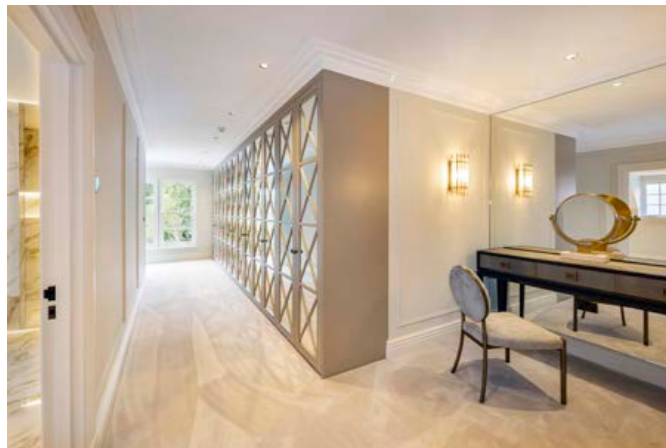
The second floor provides two further bedroom suites, a cinema room, and a wellness suite including a steam room.

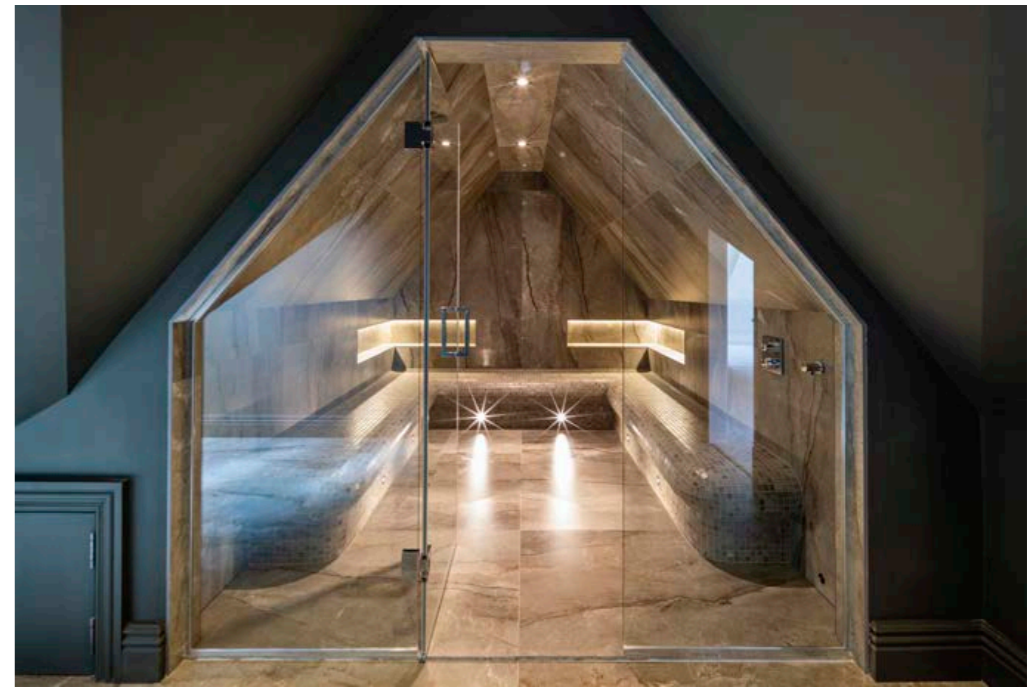
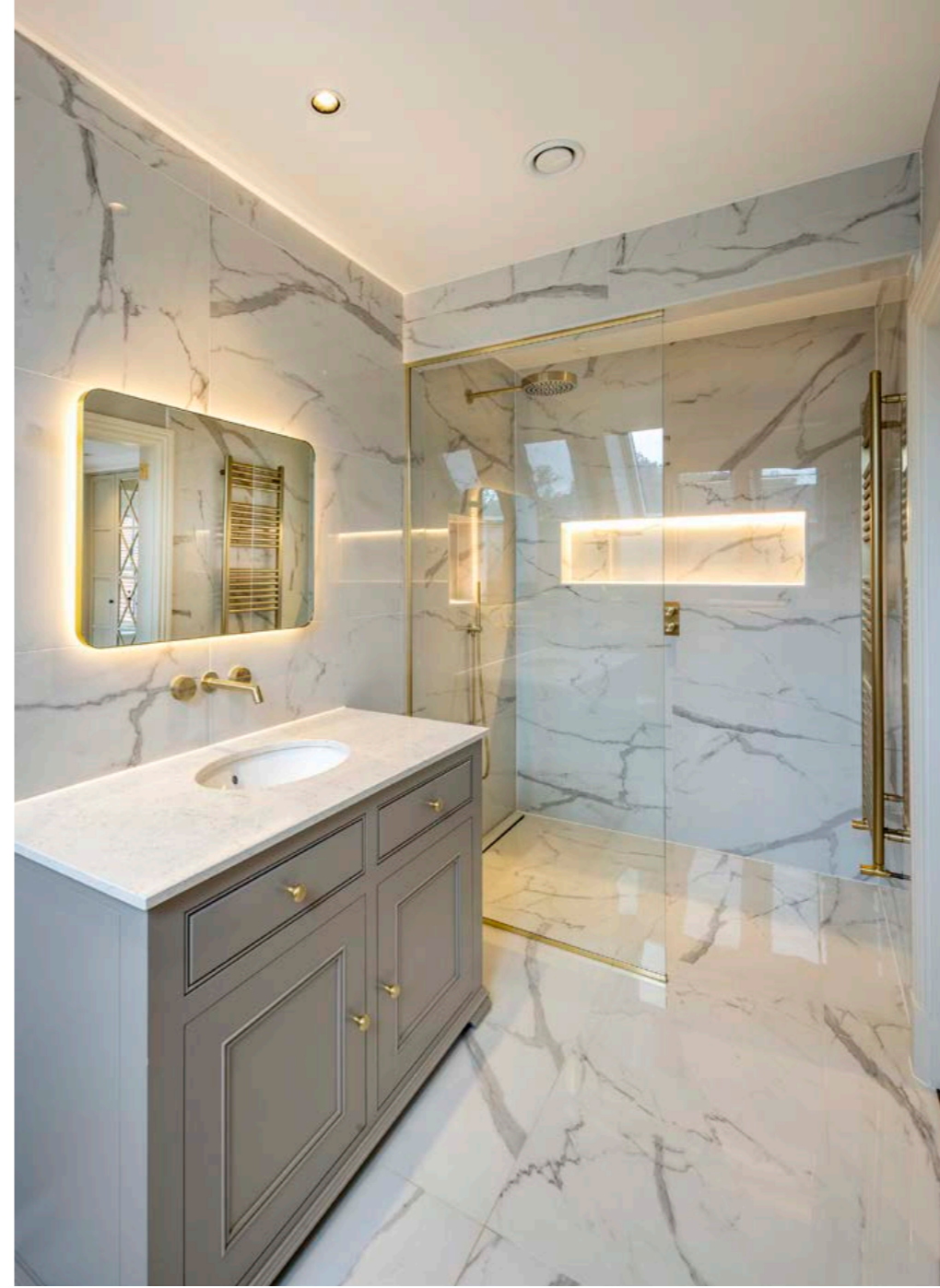
A superb oversized double garage fronting the courtyard has a flat above comprising a bedroom, kitchen, bathroom and living space.

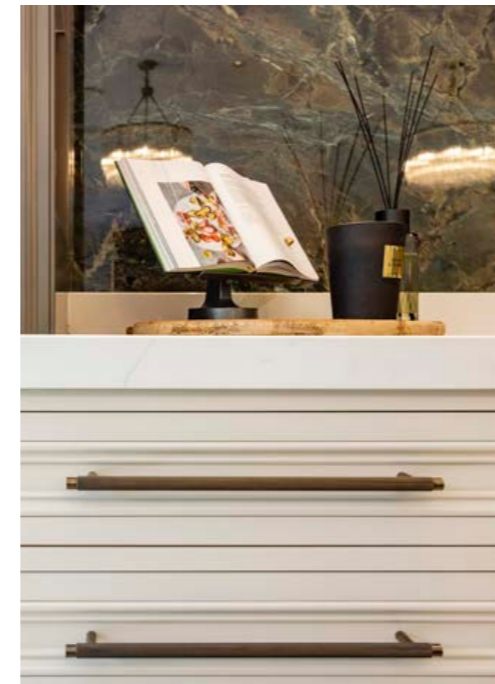
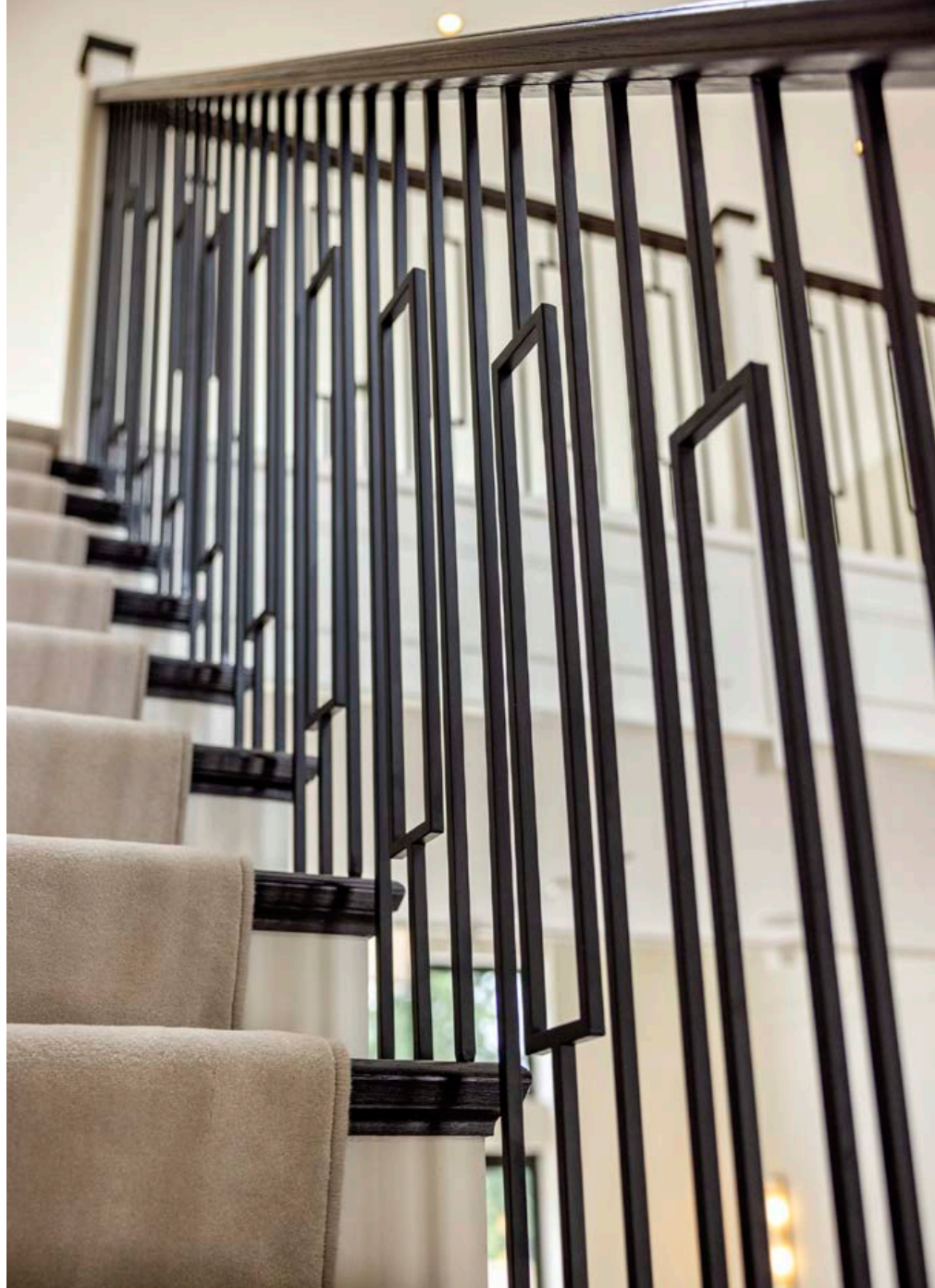












Specification and Features

- Oversized 7' three panel doors to the ground floor and matching three panel doors to the first and second floor.
- Combination of solid timber sliding sash windows painted in Farrow and Ball, with aluminium bi-fold and sliding doors to the rear.
- Luxury designer bathrooms featuring Villeroy & Boch, Samuel Heath, and Hansgrohe fixtures and fittings, along with bespoke vanity units with a variety of hand-painted and stone finishes.
- Bespoke shaker-style kitchens, hand-made in the Cotswolds and hand finished on the property, with a Quartz oversized waterfall Island top with mitred edges and contrasting quartz upstand behind the cooker.
- Miele Induction Hob, two Miele ovens, Miele coffee machine, Miele combi microwave and steam oven, Miele dishwasher, Miele fridge and freezer, Fisher & Paykel wine fridges.
- WC off boot room and prep kitchen.
- Prep kitchen/boot room with fridge, oven, sink, and boot room furniture.
- Generous garden room with sliding doors opening onto a terraced area and landscaped gardens.
- Private driveway finished in Cotswold chippings.
- Electric gates with video entry.
- Oversized double garage with separate accommodation above which includes bedroom/living space, kitchenette, and bathroom facilities.
- Bespoke dressing room within the master suite, featuring handmade, shaker style wardrobes with intricate mirror detailing, and a central island, all hand-painted on-site in Farrow & Ball colours.
- Solid hardwood stairs with a hand painted finish. Powder coated metal balustrades, French polished to compliment internal wood finishes.
- Hard wired CCTV system.
- Speakers throughout the ground floor, principal bedroom, games room, kitchen/dining room, and formal lounge.
- Wiring for speakers in all other areas of the house.
- Wellness suite on the top floor which includes a generous steam room.
- Combination of oversized herringbone oak floors and tile finishes throughout the ground floor.
- Deep pile carpets to all bedroom areas, with an array of tiles including Villeroy & Boch being used across the six bathroom suites.
- Approximately 0.5 acre plot.
- Smart lighting to the ground floor and master suite and home control via Lutron.
- Integrated home audio visual system throughout, RTI control systems.
- Complete alarm system with optional remote monitoring service.
- Air conditioning to the ground floor, kitchens, living area, bedrooms on first floor, and games room.

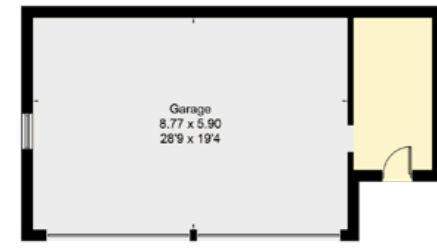
Approximate Gross Internal Floor Area

Main House: 790.4 sq m / 8,508 sq ft

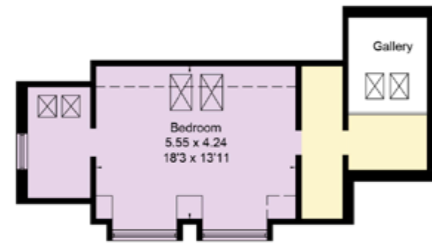
Garage: 101.6 sq m / 1,094 sq ft

Total: 892 sq m / 9,602 sq ft (Excluding Void)

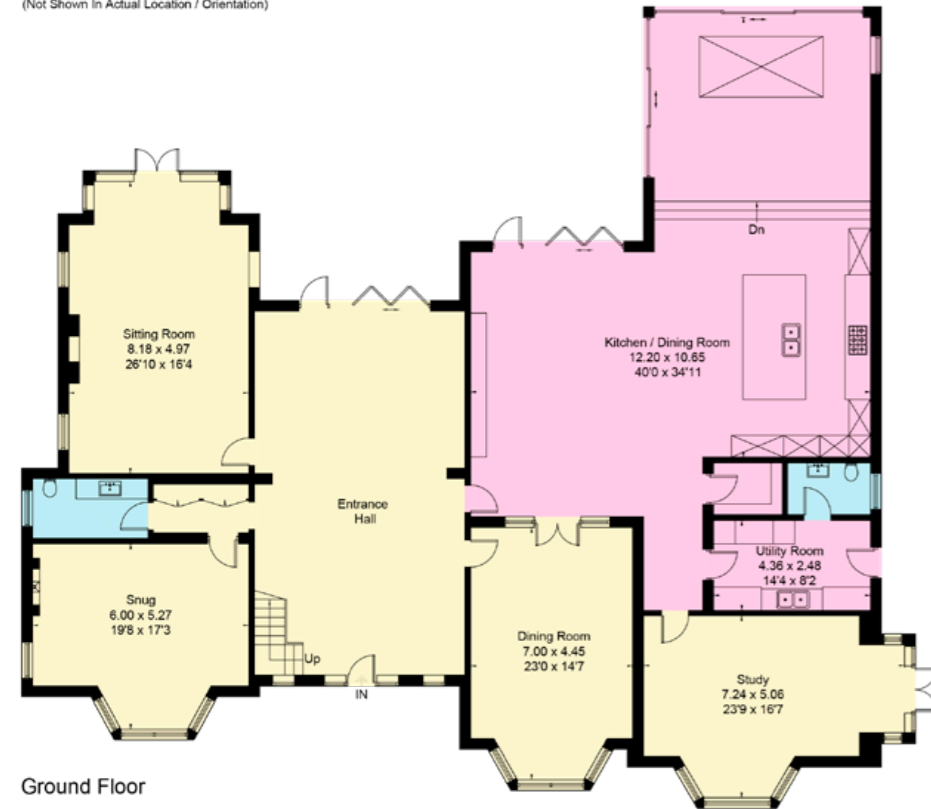
Including Limited Use Area (17.8 sq m / 191 sq ft)



Garage - Ground Floor
(Not Shown In Actual Location / Orientation)



Garage - First Floor



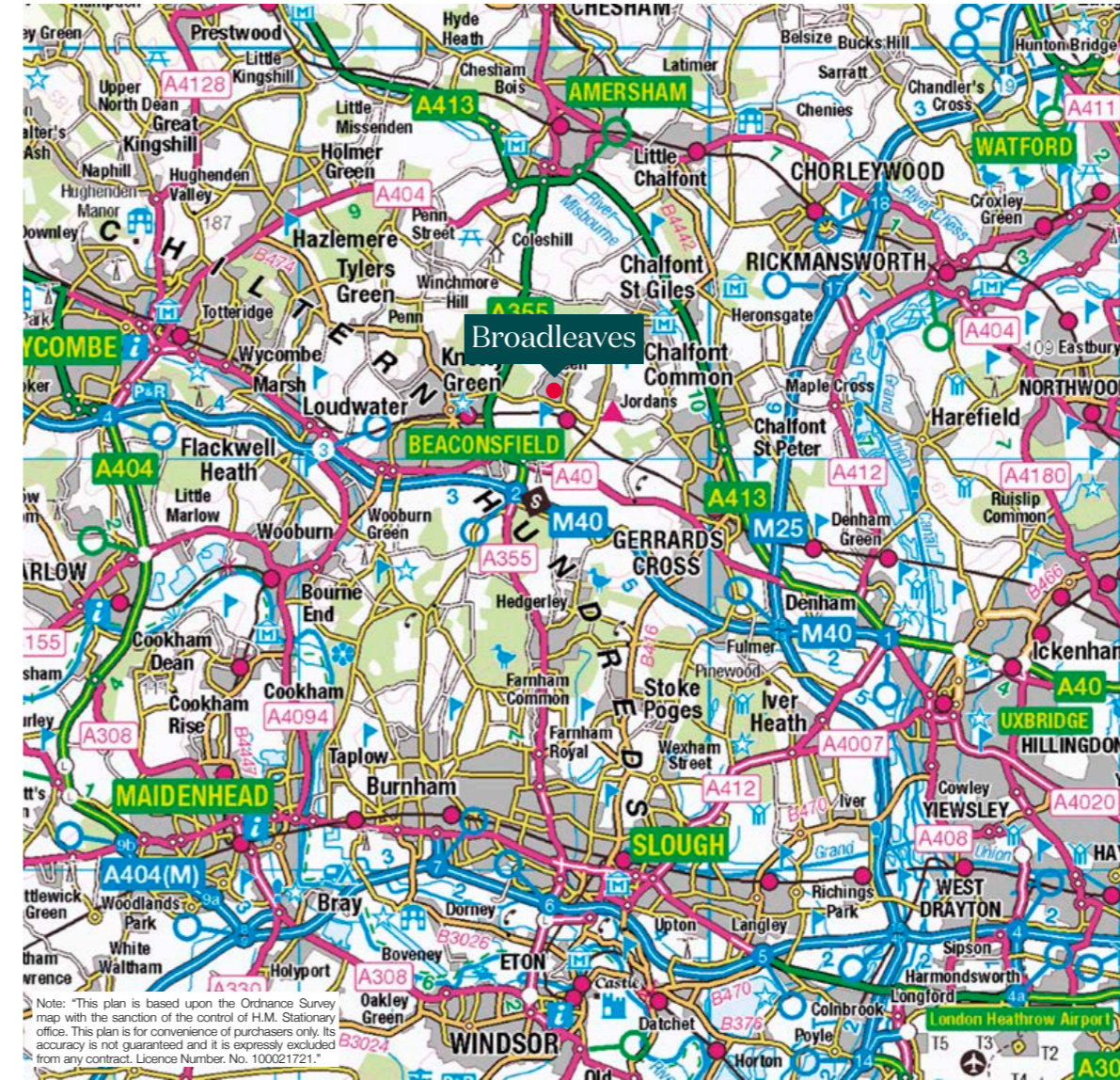
Ground Floor



Second Floor



First Floor



Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationary office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number No. 100021721."

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Garden and Grounds

In front of the house is a wide open forecourt with ample car parking. To the rear is a large lawned garden with a terrace backing onto mature woodland.

Property information

Tenure: Freehold.

Services: Mains water, electricity and drainage.

Local authority: Buckinghamshire Council. Tel: 0300 131 6000.

Council Tax Band: TBC

Energy Performance Certificate Rating: Band TBC

Postcode: HP9 2QH

Viewings

All viewings strictly by appointment only through the vendors' joint sole selling agents, Knight Frank LLP and Bovingsdons.



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