

BOVINGDONS



Hartfield House

Witheridge Lane, Knotty Green, Beaconsfield

Hartfield House

Witheridge Lane, Knotty Green,
Beaconsfield

Hartfield House is an outstanding opportunity to purchase an approximately 1 acre plot with planning consent to build a 10,000 square foot home on one of the best roads in South Buckinghamshire.

Ground Floor

Entrance Hall	Dining Room	Study/Library
Kitchen/Family Room	Utility	Play Room
Lift	W/C	Terrace

First Floor

| Master Bedroom with Two Dressing Rooms,
Two En-suites and Terrace |
| Four Further Bedrooms |

Basement

Gym	AV/Plant Room	W/C	Cinema
Studio Flat with En-suite	Pool	Spa	
Sauna/Steam Room	Changing Rooms		
Bar/Wine Store/Games Room			
Access to garden via glass sliding doors			

Outside

| Driveway | Terrace | Garden | Triple Garage |

| In All Approx 1 Acre Plot |





Hartfield House

The plot is south facing, secluded and enjoys views over open fields from all living spaces.

The property is set on approximately 1 acre plot and has been designed to offer 10,000 square feet of accommodation over 3 levels with numerous highlights including the general well-proportioned space, excellent kitchen breakfast family room, attractive facade and excellent main bedroom suite.

This planning could be tweaked further but offers a fantastic opportunity for those looking to create their own home.

Location

Hartfield House enjoys wonderful views over open countryside yet is supremely accessible in relation to local amenities and in particular access to London. There are a number of other highly regarded villages and market towns in the area including Gerrards Cross, Marlow and Amersham but equally the west end of London is highly accessible by train taking 23 minutes or by car via the M40.

ADDITIONAL INFORMATION

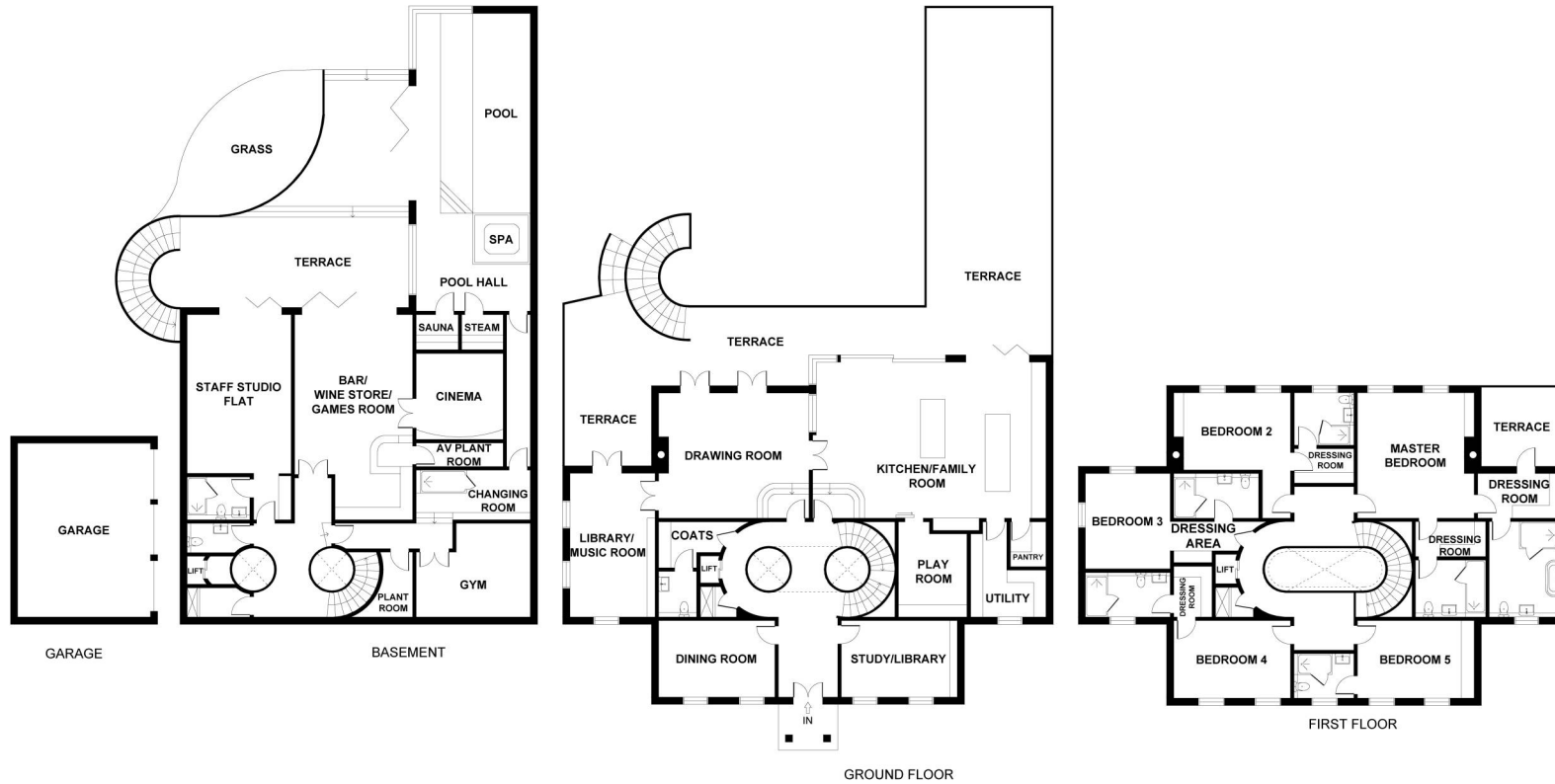
Council Tax Band: TBC

Local Authority: Buckinghamshire Council

EPC Rating: TBC

FLOORPLAN

BOVINGDONS



HARTFIELD HOUSE, WITHERIDGE LANE, KNOTTY GREEN, HP9 2TX

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bovingdons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

View more properties at
www.bovingdons.com



Bovingdons
7-8 The Arcade, Maxwell Road
Beaconsfield HP9 1QT
beaconsfield@bovingdons.com
01494 677 733

www.bovingdons.com

Knight Frank LLP
55 Baker Street
London, W1U 8AN

edward.welton@knightfrank.com / william.furniss@knightfrank.com
020 7861 1114 / 01494 675368

www.knightfrank.com

Follow us on Instagram at
 [bovingdonsbucks](https://www.instagram.com/bovingdonsbucks)

