



Two magnificent family residences set in rural countryside

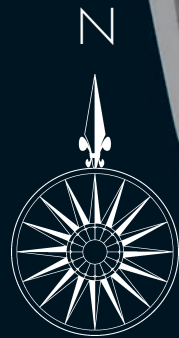
SEER GREEN

This popular village lies between Beaconsfield and Gerrards Cross and these two properties are within walking distance of Seer Green & Jordans station which has the benefit of being on the Chiltern Line with train services to Marylebone having journey times of around 28 minutes.

Beaconsfield is about two and a half miles away and access to Junction 2 of the M40 is a similar distance which provides access to the motorway network and Heathrow Airport which is about 17 miles away.

There is a thriving village centre, the focal point of which is the Church and the village boasts two pubs/restaurants, village post office/newsagents, a convenience store for a wide variety of day to day needs along with other shops.

Schooling is an important part of the South Bucks area and the discerning purchaser is spoilt for choice, both in the local and the adjoining towns; notably Seer Green Church of England Primary School, Jordan's Primary School and Beaconsfield High School for Girls. In addition, there is a wide variety of private schools in Beaconsfield or Gerrards Cross.



DEVELOPMENT LAYOUT



These two outstanding properties sit in exceptionally large grounds of three quarters of an acre and overlook open countryside from which a network of official footpaths provide access to many walks to the wider surrounding area and villages.

A MASTERCLASS IN DESIGN

When aesthetic beauty meets high-performing function, the allure of timeless design speaks for itself

KITCHEN

- Custom designed contemporary fitted kitchens with Cliveden Collection Quartz stone work surfaces and matching upstands
- Under cupboard and plinth floor lighting
- Franke stainless steel 1 1/2 bowl undermounted sink
- Quooker pull out nozzle tap and instant boiling water tap
- Built in Siemens oven^
- Integrated Siemens microwave
- Siemens induction ceramic hob
- Washing machine and tumble dryer or washer/dryer supplied in all plots^
- Integrated fridge freezer
- Integrated dishwasher
- Integrated Caple wine cooler
- Integrated Siemens coffee maker
- Ceramic floor tiling

BATHROOMS & ENSUITES

- Contemporary white Villeroy & Boch sanitaryware with complementing chrome furnishings
- Soft close toilet seats
- Bespoke vanity units with mirrored doors
- Heated Chrome towel rails
- Porcelanosa ceramic wall and floor tiling
- Automatic soft lighting on entrance
- Twin basin to master en-suite

CENTRAL HEATING

- Individually zoned under floor heating with touch screen controls to all floors

- Pressurised water system
- Electrical Installation
- Each home features a comprehensive electrical system including a mix of white rimmed low energy downlighters and pendant lights together with television and phone sockets to many rooms
- Polished chrome finish switches to principal rooms
- Generous supply of socket outlets throughout
- Fitted smoke and heat detectors and fire detection system
- Booster switch fitted to the kitchen, bathroom and en suite ventilation system
- Mechanical ventilation system incorporating heat recovery and fresh air inlets to habitable rooms
- Fully wired multi-room entertainment and smart home control system
- Fully wired home network

SECURITY & PRIVACY

- Telephone gateway calling system linked for the entrance gates*
- Video intercom for entrance gate*
- Fob and keypad entry for pedestrian and vehicle entrance gates*
- External lighting is provided to the front and rear of each home
- NSI approved alarm

GENERAL

- Light oak staircase
- Contemporary light oak veneer internal doors with décor inlay

- Chrome door furnishings
- White framed double glazed sash windows
- Electronically operated garage door**
- Choice of flooring throughout ±
- Built and insulated to achieve Code for Sustainable Homes Level 3
- Boosted water system
- 10 year NHBC warranty 
- Fitted wardrobes

EXTERNAL

- Landscaped gardens to the rear and front
- Bound gravel driveways
- Yorkshire paving to pathways
- Outside cold water tap
- Lighting with dusk till dawn sensors and motion sensor lighting to same areas

OPTIONAL EXTRA

- Luxurious and opulent interior design package available from Alexandra Dixon

* Gates subject to planning

** Type of door and material may vary – please speak to Sales Advisor for more details

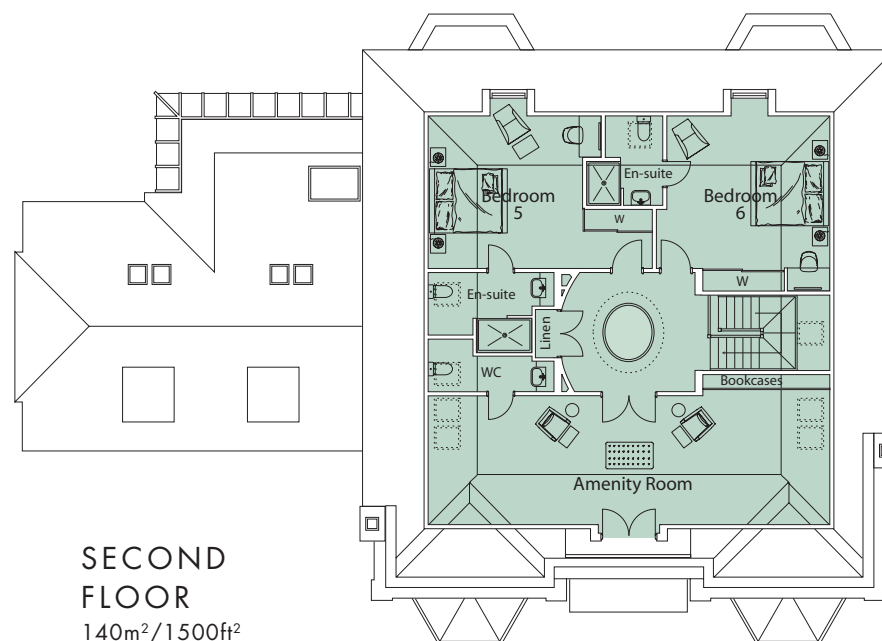
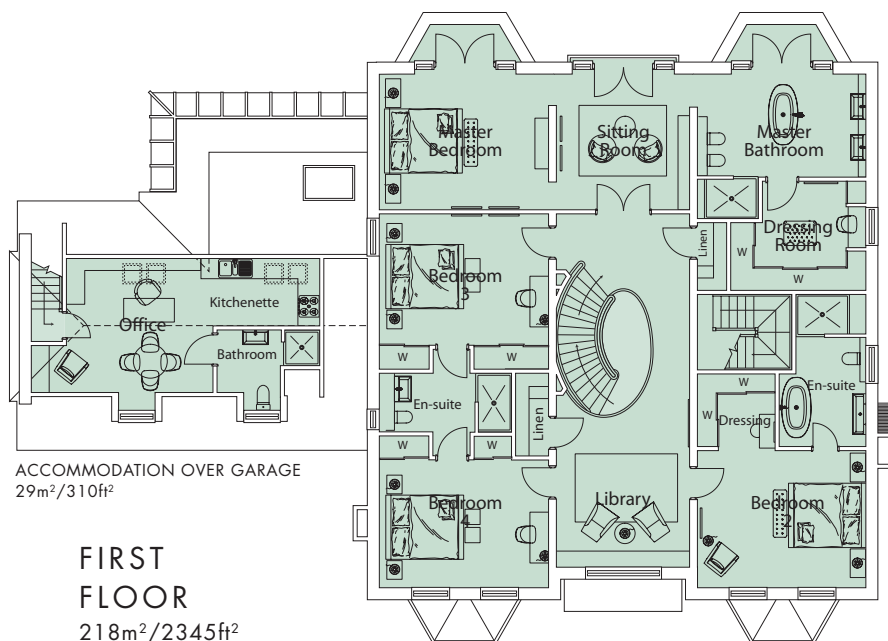
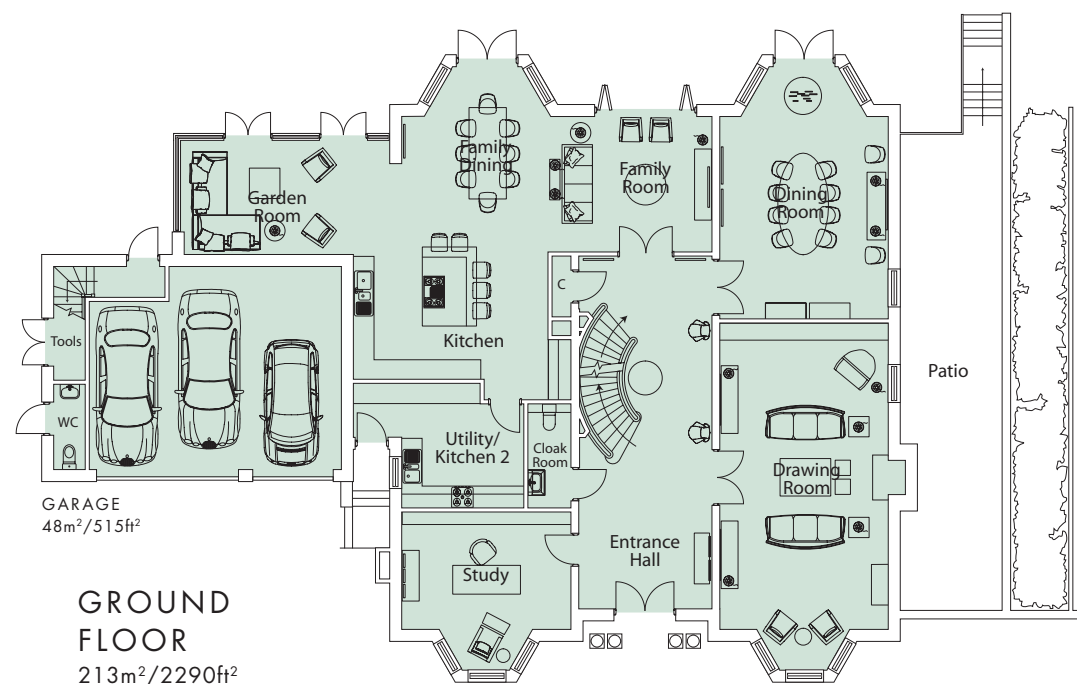
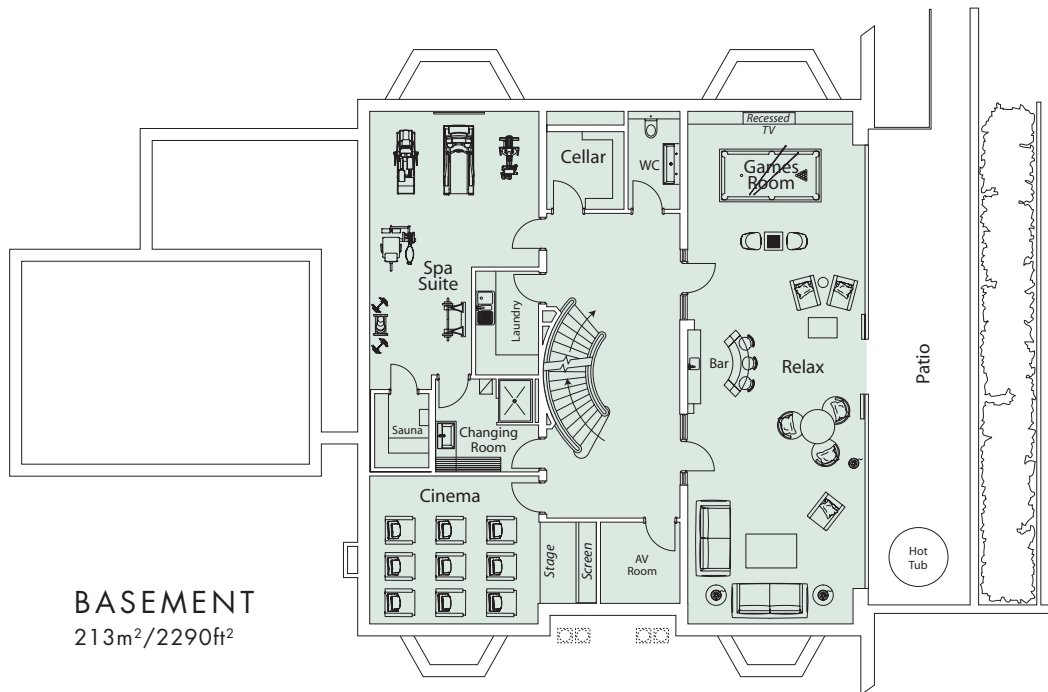
± Subject to stage of construction

^ Please speak to Sales Advisor

View our dedicated website for the full specification - www.greenoaks-seergreen.co.uk



A substantial family home providing excellent accommodation over three floors together with a lower ground floor which is arranged to provide leisure/recreational facilities including cinema, games room, a spa room and sitting area. Featuring a grand entrance leading to magnificent reception hall with sweeping staircase with galleried landing. This home has a part integral garage which provides space for three cars with office above. This exceptionally home is set within large grounds of three quarters of an acre.



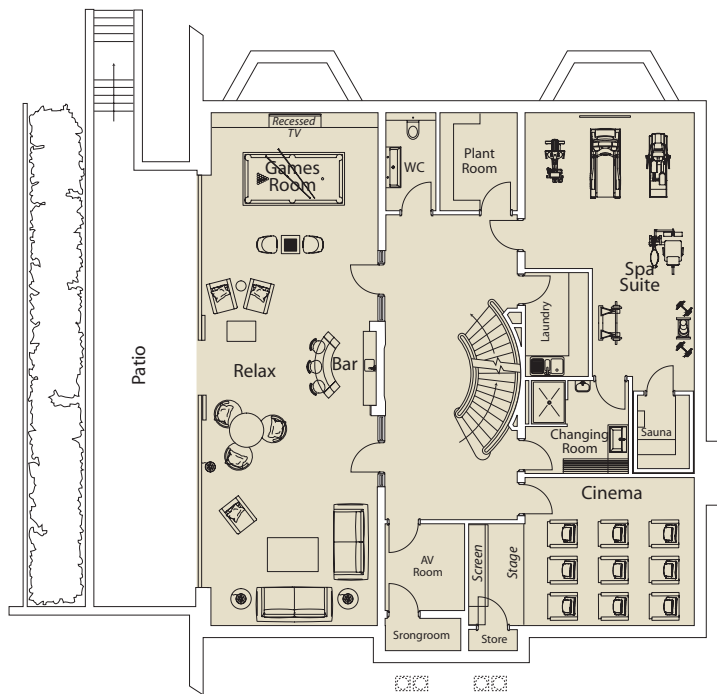
For further detail and room sizes can be found on our dedicated website - www.greenoaks-seergreen.co.uk



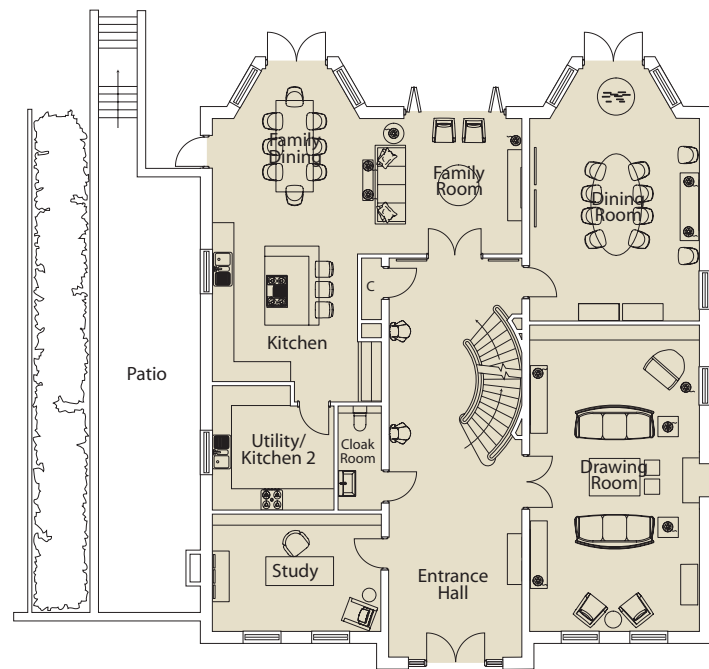
WESTFIELD HOUSE

A magnificent family home providing outstanding accommodation over four floors together, the lower ground floor is arranged to provide leisure/recreational facilities including cinema, games room, a spa room and sitting area. Featuring a grand entrance leading to magnificent reception hall with sweeping staircase with galleried landing. This home has a detached garage with accommodation above.

This exceptionally home is set within large grounds of three quarters of an acre.

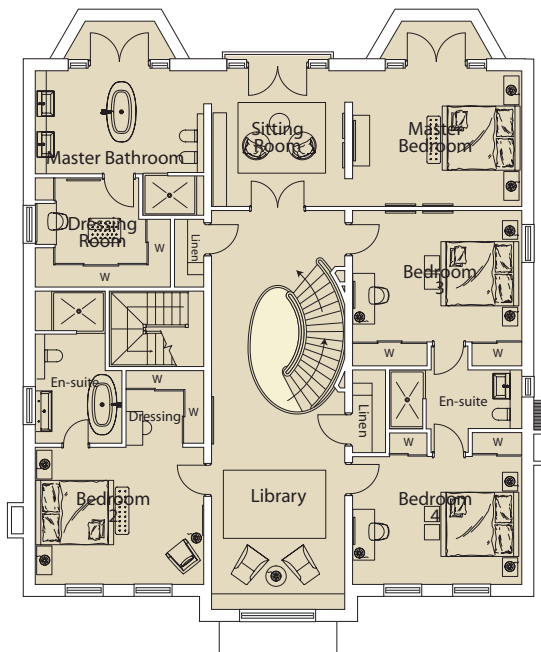
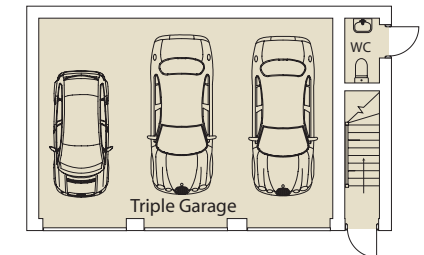


BASEMENT 218m²/2345ft²



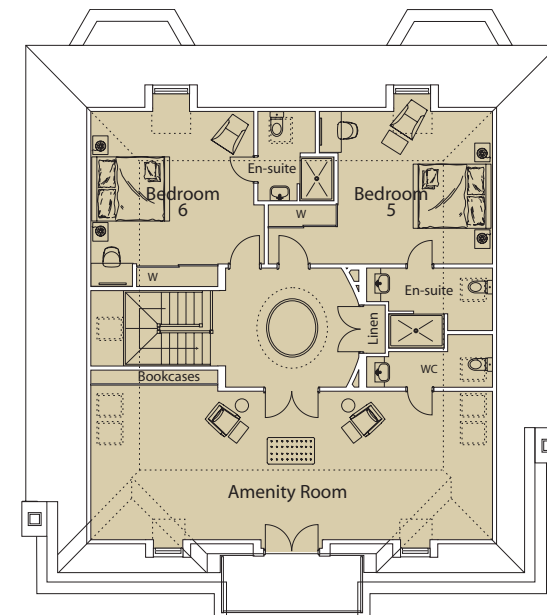
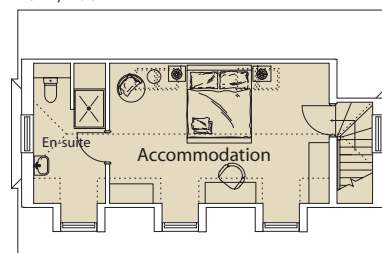
GROUND FLOOR
229m²/2465ft²

GARAGE
60m²/645ft²



FIRST FLOOR
220m²/2365ft²

ACCOMMODATION OVER GARAGE
40m²/430ft²



SECOND FLOOR
148m²/1590ft²

For further detail and room sizes can be found on our dedicated website - www.greenoaks-seergreen.co.uk

LOCATION



BY ROAD

- Waitrose, Beaconsfield (1.7m) 5mins
- Beaconsfield New Town (2.1m) 6mins
- M&S Simply Food (2m) 6mins
- M40 Junction 2 (2.8m) 7mins
- Beaconsfield Station (1.8m) 6mins
- Heathrow Airport (17.5m) 26mins
- Windsor Town Centre (11.8m) 27mins
- Oxford Town Centre (37m) 45mins

BY RAIL

- Seer Green to London (Marylebone) 28mins
- Wembley Stadium 26mins
- Bicester Village 38mins (plus shuttle bus)

Distance & time data sourced from www.google.co.uk & www.nationalrail.co.uk

BY FOOT

- Seer Green Village Green, Pubs and Restaurants (0.7m) 3mins
- Seer Green & Jordans Station (0.3m) 1mins
- Seer Green Church of England Primary School (0.9m) 3mins

THE DEVELOPER

Founded in 2000, Fleetwood Homes Ltd has consistently built original homes for the 21st century living. Our philosophy is to concentrate on building high quality and lifestyle homes on small exclusive developments where they blend sympathetically into the existing environment.

We are committed to delivering stylish, individually designed and expertly crafted homes that will surpass our customer expectations. Through every step of the process, from drawing board to purchase completion, our mission is to maximise the value of each home we build and to ensure that our customers reap those benefits.

Our unified management structure enables a consistent and high level of service to all our clients with the benefit of the partnership's experience being brought to bear on each project.

In every Fleetwood Home you will discover the classic styling and timeless design you've been dreaming of.

We are privately owned and are well known in the Buckinghamshire area for their care of the environment, both in appearance of the homes and its consideration of the surrounding landscape, ensuring that our developments meet the high standards expected in this green carbon age.



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