

Hamptons

INTERNATIONAL



Rawlings Lane, Seer Green, HP9

10  8  9 

GUIDE PRICE

£6,250,000

(£6,250,000)

Property details



Key features

- Accommodation totaling 15430 sq f
- 36.8 acres
- Indoor Leisure Complex
- Tennis Court
- Paddock
- Woodland
- Orchards
- Outbuildings
- 8 Bedrooms
- 9 Reception Rooms

Attributes

 Equestrian facilities

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Description

A picturesque country estate set within approximately 37 acres of beautiful private grounds, offering exceptional potential for development or enhancement, subject to the usual planning permissions. A country estate, comprising lovely private grounds circa 37 acres under 4 miles from the market town of Beaconsfield. The current owners have already undertaken renovations in keeping with the style of the original building, most recently in a new northern wing. The house is beautifully designed and many of the principal rooms span the width of the house, making the most of the attractive views of the gardens and beyond. The reception hall is centrally located and opens onto the magnificent dual aspect, baronial dining room with an open fire and oak-panelled walls. One cannot help imagining the spectacular dinners that have taken place here over the preceding centuries. The hall also leads you down into the drawing room which has an open fire and an impressive leaded bay window overlooking the garden. The library, sitting room and two studies are located beyond the drawing room. The breakfast room, kitchen with an oil-fired Aga, utility room and 48 ft cinema room are reached in the right-hand wing, with a staircase down to the climatically-controlled wine cellar. There are a total of ten bedrooms on the first floor, many of which have en suite bathrooms. The master bedroom is located in the west wing. It has excellent proportions and lovely views of the gardens from its triple aspects, a dressing room and a spacious bathroom. A large guest suite in the north wing features a private staircase and two self-contained bedrooms are incorporated into separate staff Accommodation: sitting room, study/dressing room and ground floor kitchen. Outside The mature gardens are truly enchanting, with flagstone terraces bordering all sides of the property, perfect for al fresco dining and quiet moments of relaxation. A spacious, detached leisure complex houses a heated swimming pool and sauna, with the tennis court conveniently located nearby. The gardens are beautifully stocked with heritage roses, alongside a rich variety of shrubs and trees. Beyond the formal garden walls lies an established orchard, a productive kitchen garden with a restored 100-year-old greenhouse, a second greenhouse, and additional outbuildings. Children will delight in the woodland treehouse, complete with a zip wire, nestled near the tennis court. The surrounding woods, paddocks, and open pastureland provide a haven for wildlife, including regular visits from graceful fallow deer. Situation Seer Green is a highly sought-after village on the outskirts of Beaconsfield, offering a charming blend of rural tranquility and convenience. The village features an array of shops catering to everyday needs, two well-regarded public houses, and a train station within walking distance, providing fast services to London Marylebone (approximately 30 minutes). Junction 2 of the M40 is a short drive away, providing excellent connectivity to London, Oxford, Birmingham, Heathrow Airport, and the M25. Just two miles away, Beaconsfield boasts a comprehensive selection of shopping options, including Waitrose, Sainsbury's, and M&S Food. Both Beaconsfield Old Town and New Town offer an excellent array of quality restaurants, charming public houses, and cozy cafes, creating a vibrant social and dining scene. Buckinghamshire is celebrated for its outstanding education, offering an exceptional choice of both state and independent schools. The current owners have enjoyed living at the property for almost forty years. Property Ref Number: HAM-6669



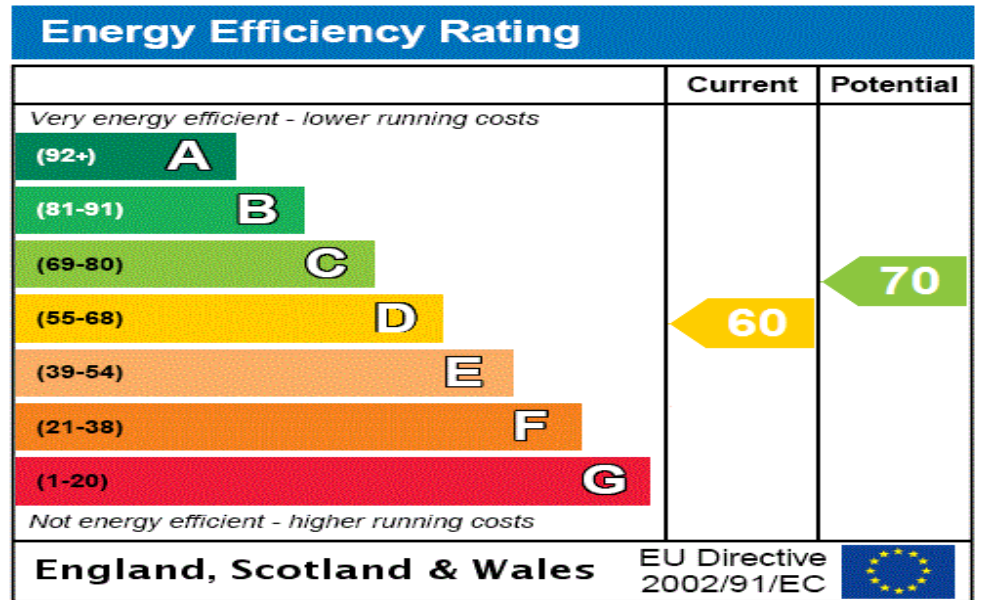










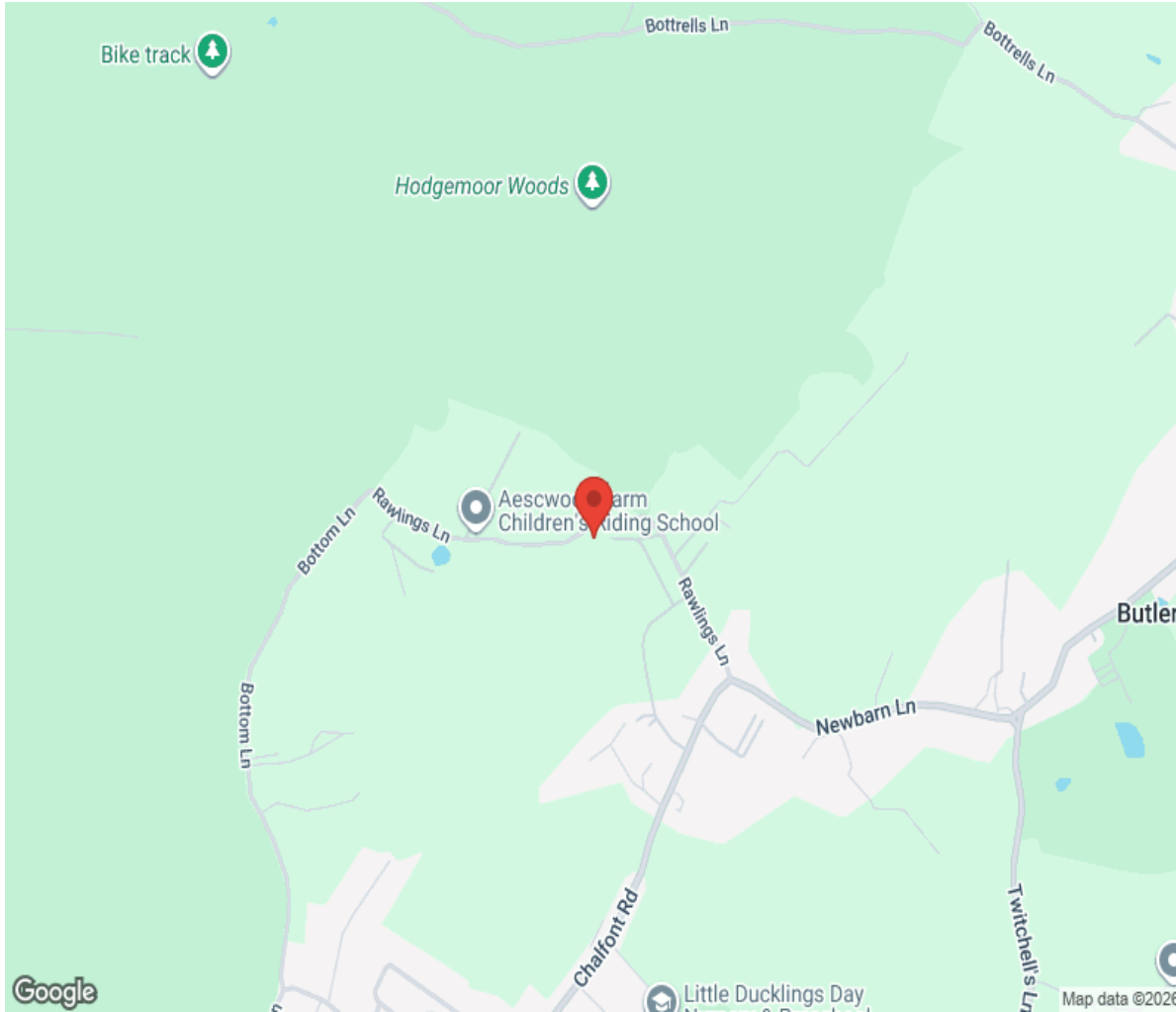


Floor plan

Cellar = 24.8 sq m / 267 sq ft
Garages = 49.8 sq m / 536 sq ft
Outbuildings = 327.7 sq m / 3527 sq ft
Total (Excluding Scope) = 1433.5 sq m / 15430 sq ft



Location



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+44 (0)20 8618 4551

international@hamptons.co.uk

www.hamptons-international.com