



25 STABLE LANE, SEER GREEN, BEACONSFIELD, BUCKS, HP9 2YT

Winkworth





**25 STABLE LANE, SEER GREEN,  
BUCKINGHAMSHIRE, HP9 2YT**

**A WELL-APPOINTED AND BEAUTIFULLY  
PRESENTED FOUR BEDROOM HOME WITH  
GARAGE SET IN THE HEART OF THE  
PICTURESQUE VILLAGE OF SEER GREEN, JUST  
OVER 1/2 MILE FROM FAST TRAIN LINKS INTO  
LONDON.**

- 20 ft lounge
- 20 ft kitchen diner
- Four bedrooms (one with en-suite)
- Lawned garden
- Off street parking and garage
- EPC rating C

The property is entered directly into a welcoming reception hall with modern cloakroom, handy coat storage cupboard and space under the stairs for a study area. To the left of the hallway, the 20 ft reception room is bright thanks to two large picture windows which also provide views out over a central green. A large opening leads through to the fantastic 20ft kitchen diner.

The kitchen is well equipped with a good range of modern fitted wall and base units with ample worktops and breakfast bar along with appliances including an oven, four ring induction hob, dishwasher and a wine cooler. Adjacent to the kitchen, the utility room provides further storage, space for a large fridge/freezer and an integrated washing machine. The utility also offers direct access out into the garden, handy for those with dogs or muddy boots.

On first floor level, a central landing area leads to all four bedrooms and features a practical airing cupboard. The main bedroom has a good range of built-in wardrobes along with a re-fitted modern en-suite shower room. There are three further bedrooms and with a family bathroom comprising a panelled bath, low level WC and wash hand basin.



**£675,000**



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### OUTSIDE

To the front of the property, a path leads to the front door bordered by lawn shrubs and bushes. The enclosed rear garden is laid to lawn with a large patio area to the rear and side of the house along with large wooden gates giving access to the rear of the property. There is a 17ft garage with light and power to the rear of the property with driveway for parking.

### LOCATION

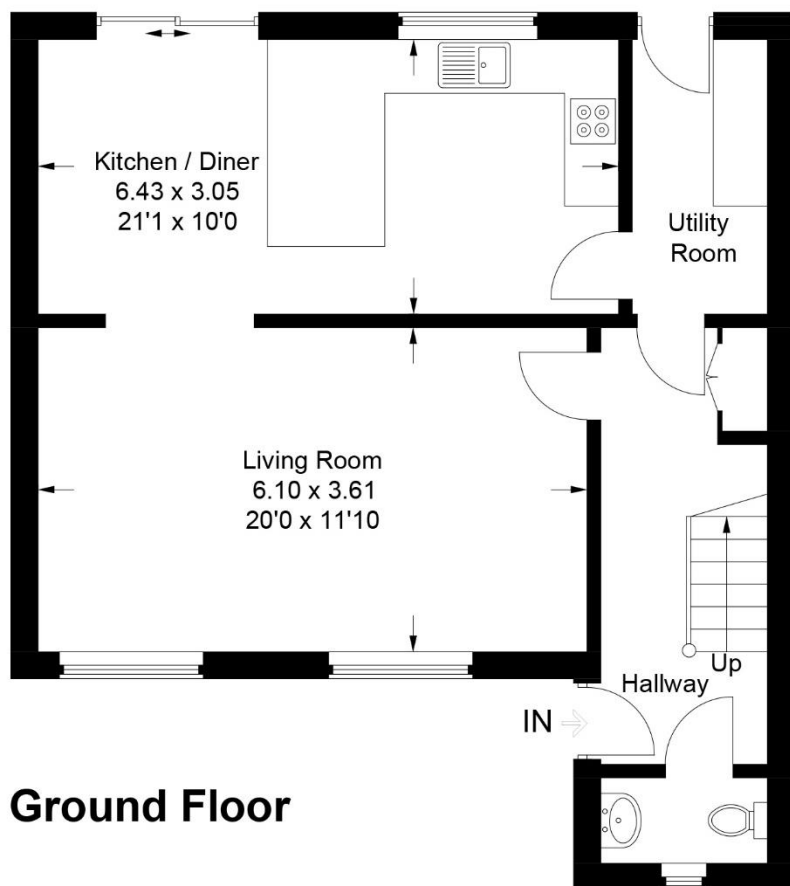
The property overlooks a pretty communal green on Stable Lane which lies in the centre of Seer Green village; sought after for its village community, two country pubs, village store and popular primary school. Seer Green train station at 0.7 miles approx. gives direct access to London via London Marylebone while Beaconsfield is only three miles away offering wider shopping facilities along with easy access to J2 of the M40.

### SCHOOLS

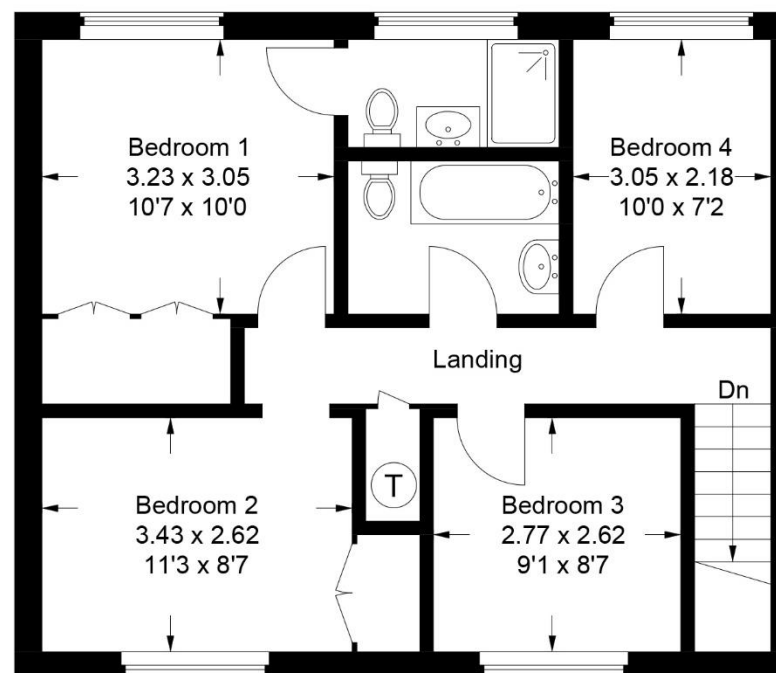
The area is well regarded for its excellent grammar schools and there are also a good number of state and independent schools in the neighbouring towns and villages. The popular Seer Green Primary School is close by at approx. 0.1 mile from the house.



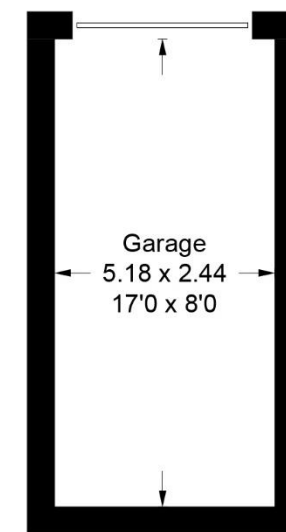




**Ground Floor**



**First Floor**



(Not Shown In Actual  
Location / Orientation)

Approximate Gross Internal Area  
Ground Floor = 59.9 sq m / 645 sq ft  
First Floor = 55.1 sq m / 593 sq ft  
Garage = 12.7 sq m / 137 sq ft  
Total = 127.7 sq m / 1,375 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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