



4 Manor Farm Way, Seer Green - HP9 2YD
£999,950

 **TIM RUSS**
& Company



4 Manor Farm Way

Seer Green, Beaconsfield

- Cul-de-sac
- Spacious And Versatile Home
- Bespoke Walk-In Wine Cellar
- Garage
- Close To Local Schools
- Well Presented

Seer Green is a sought after village on the outskirts of Beaconsfield which offers numerous shops for day to day needs, two well regarded public houses and a station which is within walking distance serving London Marylebone (fast train approximately 22 minutes). Nearby Beaconsfield being approximately 2 miles away offers an excellent range of shopping facilities including Waitrose, Sainsburys and M&S Food. Within Beaconsfield Old Town and New Town there is a wide variety of good quality restaurants, public houses and cafes. Buckinghamshire is renowned for its excellent choice of state and independent schools. The well-regarded Seer Green Combined School is a key feature of the community, and the area falls within the catchment for several prestigious schools, including Beaconsfield High School, John Hampden Grammar School in High Wycombe, and Dr Challoner's Grammar School in Amersham.



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Seer Green, Beaconsfield

Tucked away in a quiet village cul-de-sac, this stunning four bedroom detached home blends space, style, and sustainability all just a short stroll from the station, shops, school, and scenic countryside walks.

Step inside to a light-filled sitting room with a warm gas fireplace, flowing seamlessly into a sleek, modern kitchen with granite worktops and top-of-the-line Miele appliances. A versatile family room with full-height storage leads to a generous home office with garden access perfect for remote work.

Upstairs, four spacious double bedrooms await, including a luxurious master suite with a large ensuite and ample storage. A second ensuite bedroom, a beautifully updated family bathroom, and an immaculate downstairs cloakroom complete the layout.

Outside, relax in a sunny, private garden edged with fruit trees and two patio areas, ideal for afternoon lounging or evening entertaining. There's also a garage, parking for four cars, and a smart utility room featuring a bespoke walk-in wine cellar.

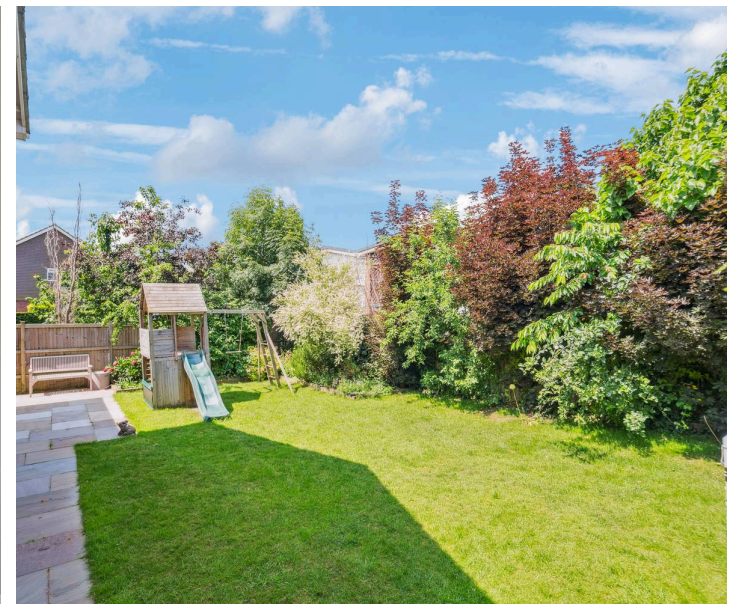
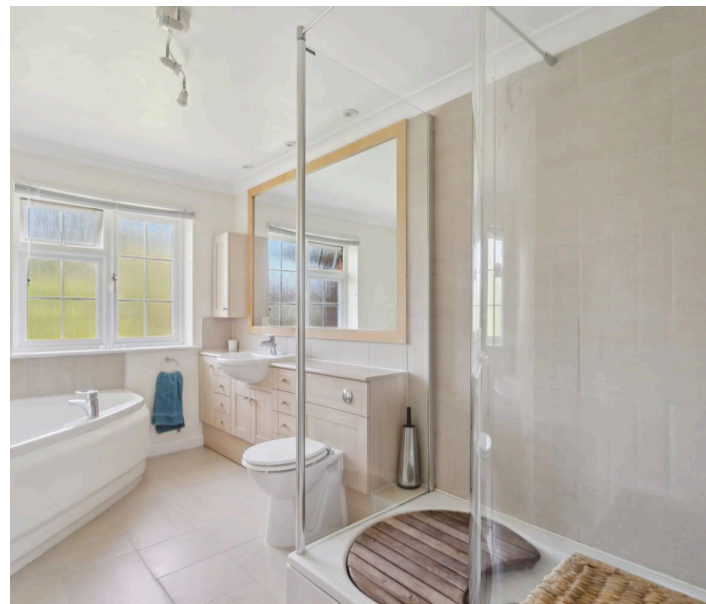
With a 3.6kWp solar system and 9.6kWh battery keeping energy bills low, this home delivers modern living with a greener footprint.

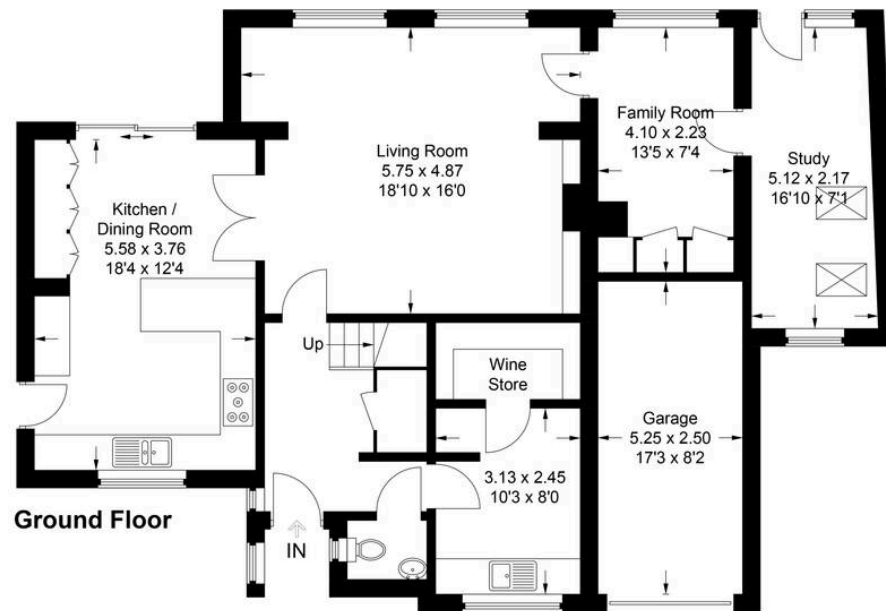
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





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Approximate Gross Internal Area

Ground Floor = 94.8 sq m / 1,020 sq ft

First Floor = 87.7 sq m / 944 sq ft

Garage = 13.0 sq m / 140 sq ft

Total = 195.5 sq m / 2,104 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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