



## Melody Cottage Bottom Lane, Seer Green - HP9 2UH

Offers Over £900,000

 **TIM RUSS**  
& Company



## Melody Cottage Bottom Lane

Seer Green, Beaconsfield

- Stunning front aspect overlooking countryside
- Detached property
- No onward chain
- Quiet Location
- Three double bedrooms
- Two bathrooms
- Modern kitchen
- Attractive, private garden

Melody faces farmland on the edge of Seer Green which has a sought after village school, church and a good variety of shops including two public houses one of which is a gastro pub. Nearby, Seer Green rail station serves London Marylebone (approx. 30 minutes). Located about three miles away is Beaconsfield New Town which offers more comprehensive shopping facilities including Waitrose, Sainsbury's and a Marks & Spencer Simply Food. Beaconsfield Old Town also has many restaurants and public houses. The M40 (J2) is a short drive away giving access to London, Oxford, Birmingham and the M25 network. The area is well known for its excellent schooling and the retention of the grammar school system. The county is well served with sporting facilities including numerous golf, rugby and cricket clubs and leisure facilities.



# Melody Cottage Bottom Lane

Seer Green, Beaconsfield

Set in a sought-after village setting with open views across fields to the front, this is a home that offers a real sense of calm from the moment you arrive. The position is particularly appealing, peaceful yet still well connected to the surrounding area. Perfectly situated for Seer Green C of E Primary school and within catchment for Secondary and Grammar schools within Beaconsfield and surrounding areas. The interior is both generous and thoughtfully proportioned. A stunning 26ft dual-aspect sitting room floods the space with natural light and opens onto the garden, creating a wonderful flow between inside and out. At the heart of the home sits a well-appointed kitchen/breakfast room, designed with everyday living and entertaining in mind, a truly sociable space complemented by a separate dining room and a handy ground floor cloakroom. Upstairs, three well-presented bedrooms enjoy a lovely outlook, with two benefiting from the practicality of a jack-and-jill bathroom; there is an additional family bathroom. Outside, the rear garden offers a private and peaceful retreat, with a patio ideal for outdoor dining and relaxing. A useful lean-to to the side provides excellent additional storage. Offered with the significant advantage of no onward chain, this is a home ready to be moved into and enjoyed in this wonderful village. Council Tax band: G

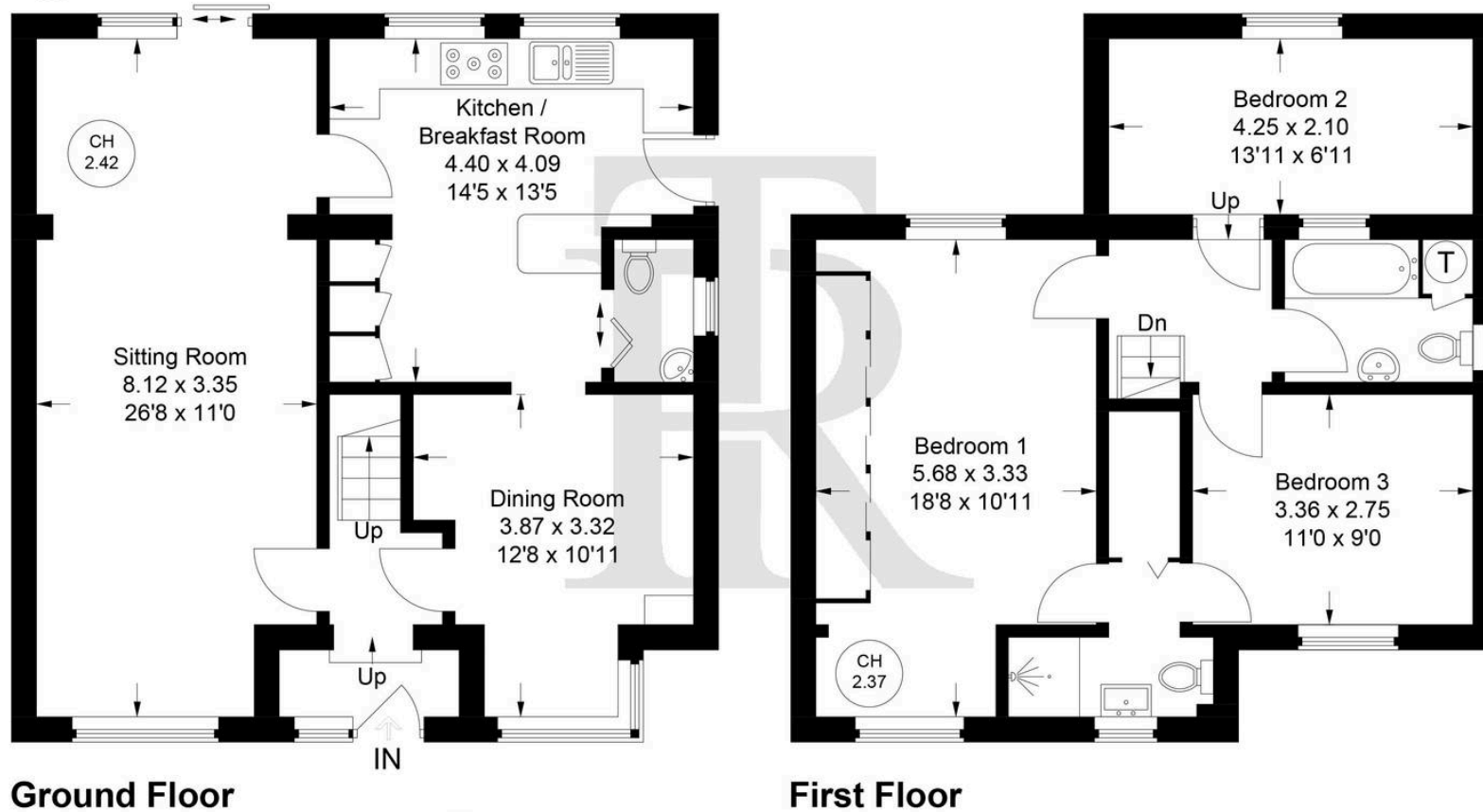
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



CH  
2.42 = Ceiling Height



Ground Floor

First Floor

Approximate Gross Internal Area  
Ground Floor = 63.0 sq m / 678 sq ft  
First Floor = 51.8 sq m / 557 sq ft  
Total = 114.8 sq m / 1235 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



# Tim Russ and Company

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