

# For Sale

Upon instructions of THE COURT APPOINTED RECEIVER

**LANDWOOD  
GROUP**



**Hadley Grange, Jordans Way, Jordans, Buckinghamshire, HP9 2SP**

## **Five bedroom detached house**

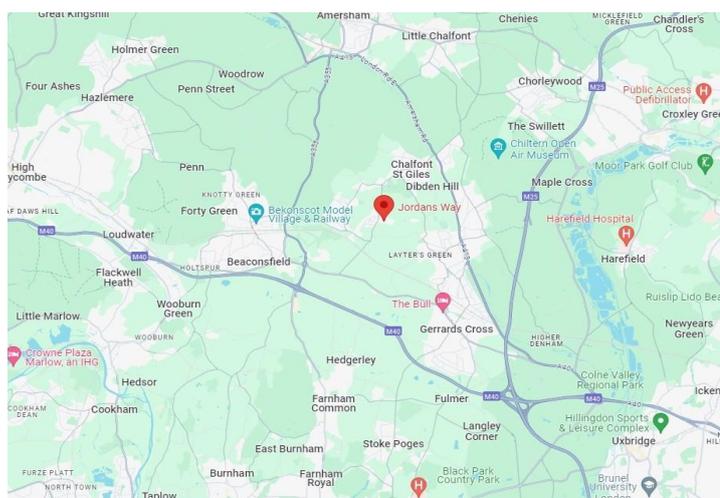
- Five bedroom detached house
- Fantastic potential- refurbish, extend or replacement dwelling STP
- Large, detached triple garage, with accommodation above
- Detached pool house
- Fabulous south facing plot extending to almost 1 acre
- Very desirable village location
- Positioned on an admired, quiet cul-de-sac
- Good road and rail links
- Available with vacant Possession and no chain

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## Location

Jordans is a much sought after village that sits in the Buckinghamshire countryside. It has a village hall and the village shop overlooks the village green, wider retail and leisure facilities are available in the nearby towns, there are several well renowned golf courses nearby and Buckinghamshire maintains a traditional grammar school system.

The village lies approximately 1.75 miles to the west of Chalfont St Peter and 2.25 miles east of Beaconsfield.

It has excellent communication links, with easy access to the A40 and M40 and M25 motorways. Junction 2 of the M40 is within 2 miles and Junction 16 of the M25 within 4.5 miles. In addition, Seer Green and Jordans railway station is within 0.75 mile. The station is on the Chiltern Main Line between Gerrards Cross and Beaconsfield and travel time to London Marylebone Railway Station is between 30 to 40 minutes at peak times.

Jordans Way is situated on the southern side of the village and accessed from Jordans Lane.

## Description

The property sits on a south facing plot, extending to almost an acre with open fields beyond the boundary and it offers the buyer a huge amount of potential, whether it be a little TLC and refurbishment of what is there, extension and remodelling to put their own stamp on it, or a replacement dwelling (STP).

The house is traditional detached house of brick construction under a tiled roof that offers just under 7,000 sq. ft of accommodation across lower ground, ground and first floors.

There is a detached pool house just 1,400 sq. ft and a further room above the detached triple garage.

The main house has 5 bedrooms, all with en-suite bathrooms, 5 reception rooms and an extensive lower ground floor with a cinema room and gym area.

## Outside

Externally the property has electronic gates, opening to an extensive driveway with parking for numerous cars.

At the rear of the house is patio area extending to approximately 2,500 sq. ft and then extensive lawn areas beyond.

The pool house provides a main area with a pool and hot tub, plus a steam room and there is a WC/Shower and changing area.

The triple garage is open plan at ground floor and there is an additional first floor room accessed via an external staircase.

## Accommodation

The ground floor comprises an entrance hall with the family room, study, dining room, lounge, a WC and main bedroom all accessed from this area. The kitchen is adjacent to the living room and then there is the utility room. The main bedroom has a walk in wardrobe and a large ensuite bathroom.

The lower ground floor has a cinema room, the plant room, a further family/entertaining/games room and a gym area, together with a shower room.

The first floor provides a further 4 double bedrooms, 3 of which have ensuite bathrooms with a separate shower cubicle and 1 has an ensuite shower room.

## Tenure Information

Freehold.

## EPC

Energy Asset rating is C.

## Council Tax

Band H - Annual Charge for 2024/2025 will be £4,547.72.

## Guide Price

Offers sought on an unconditional basis at £2,759,000 plus

## Method of Sale

Conditional Auction Sale.

Note that offers will be considered in advance, with the sale process having a long stop of a conditional auction date of Wednesday 24<sup>th</sup> April 2024.

## Auction Information

Conditional auction sales are a great way of giving interested parties who require traditional finance and mortgage a better chance to bid at auction.

The auction take place as you would expect, with interested parties bidding in real time against each other in a live online auction. The highest bidder then agrees to buy the property at the end of the auction (subject to their bid being over any reserve set by the seller), but instead of there being an instant exchange of contracts they enter into a Reservation Agreement.

The highest bidder benefits from having secured the property at a fixed price, allowing a longer time to exchange contracts and complete, allowing them a better chance of arranging a mortgage.

The Reservation Agreement will be available to view in the Legal Pack and will:

- Allow a maximum period for the highest bidder to exchange contracts and then complete the purchase. Typically, this is 56 days in total from the auction (28 days to exchange and 28 days to complete) and will be stated in the Additional Information section of the auction website property particulars.
- Prohibit the Seller from accepting offers from any other party.
- Specify a Reservation Fee, payable at the close of the auction, part of which will get applied to the 10% deposit that is payable on exchange and part will be applied as a contribution towards the Auctioneer's costs. The split will be stated in the Additional Information section of the auction website property particulars.

## Auction Information continued:

The Legal pack will contain the terms of Sale and other important information so you should read this before bidding.

Please note:

- If you do not exchange within the specified period, the Reservation Fee will not be refunded.
- If the Seller's solicitor has provided a full Legal Pack and the Seller agrees, you can choose to exchange sooner, including on the day of the auction if you so wish.
- Whilst the aim is to give interested parties more time to arrange finance it is your responsibility to check with your chosen mortgage provider that the Property would be deemed suitable for mortgage lending purposes and you are able to meet the required timescales.
- You should act as a prudent Buyer and carry out all due diligence you require before bidding. If you choose to buy a Property without taking these normal precautions, you do so at your own risk.

Please see the auction bidding platform for more details:

[Hadley Grange, Jordans Way, Jordans, Beaconsfield, Buckinghamshire, HP9 2SP - Online Auctions \(landwoodpropertyauctions.com\)](https://landwoodpropertyauctions.com)

## Viewing

Through appointment through Landwood Group.

Virtual Tour Link:

[Hadley Grange brought to you by Landwood Group \(matterport.com\)](https://matterport.com)





Driveway



Entrance Hall



Study



Family Room



Dining Room



Living Room



Kitchen



Kitchen



Cinema Room



Gym Area



Games Room



Main Bedroom



Ensuite bathroom



First Floor Landing



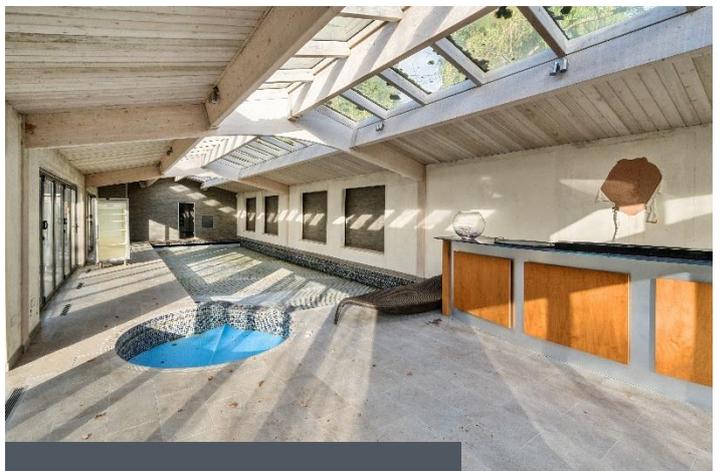
Rear Garden



Rear Elevation



Pool House



Pool House Interior

## JORDANS WAY, BEACONSFIELD, HP9

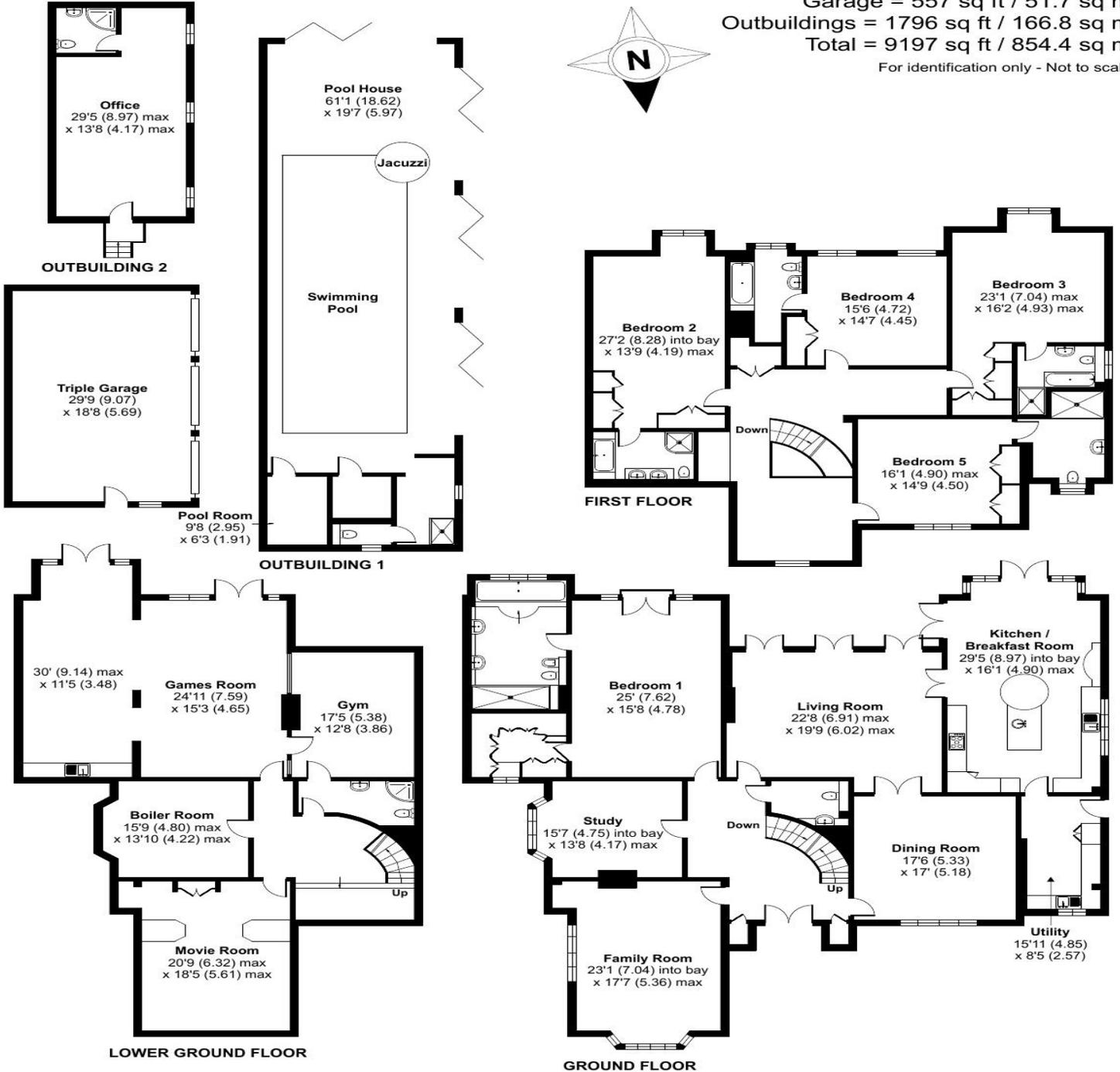
Approximate Area = 6844 sq ft / 635.8 sq m

Garage = 557 sq ft / 51.7 sq m

Outbuildings = 1796 sq ft / 166.8 sq m

Total = 9197 sq ft / 854.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Landwood Group. REF: 1089943