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Plot 1 Stag House, Hawthorn Lane, Farnham Common, Buckinghamshire. SL2 3TA.

£1,100,000 Freehold

A quite stunning three storey semi detached townhouse built approximately five years ago. The house is finished to an extremely high specification while offering a modern contemporary feel.

In total there are four huge bedrooms all having ensembles and two ground floor reception rooms. In total the accommodation on offer is around 2750 sq ft.

If you enjoy the outdoors the property is situated in a unique location directly opposite the beautiful Burnham Beeches with over 500 acres of woodland.

On the ground floor is the entrance hall, cloakroom, utility, 21ft sitting room with picturesque views to the front aspect , 30'1 x 24'8 open plan living room/kitchen offering lots of natural light, a roof lantern and bi folding doors that open out on to the landscaped rear garden. The kitchen offers a range of high quality integral appliances and quartz worktops.

The first floor consists of the impressive master bedroom with ensuite bathroom, second bedroom with ensuite plus a laundry room. On the second floor are two further excellent sized bedrooms (both with ensembles).

All of the bathrooms are luxuriously fitted and all four bedrooms are a fantastic size with two of them offering stunning views over Burnham Beeches to the front.

In addition there are stunning double glazed sash windows, integrated security alarm, digitally controlled multi-zone underfloor heating in every room and ensembles across all three levels. There is also fast network throughout the property with tv



and data points in every room.

To the outside there are electronically operated electric gates, off street parking plus a single garage. The rear garden has a large patio with lawn and side access.

#### THE AREA

Farnham Common is well served by road and rail links with the larger neighbouring towns of both Gerrards Cross and Beaconsfield providing direct rail access into London Marylebone in around 20 minutes. Crossrail at nearby Burnham provides commuters with easy access across central London to Canary Wharf. The motorway network of the M40, M25 and M4 are all also within easy reach.

#### SCHOOLS

Renowned for its excellent grammar schooling along with a range of state and independent schools including Caldicott in Farnham Common, Dair House in Farnham Royal and Maltmans in Gerrards Cross. Farnham Common also has its own excellent Infant and Junior Schools which are both walking distance to the property. For a full list of catchment schools visit [www.buckscc.gov.uk](http://www.buckscc.gov.uk).



#### Important Notice

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# Plot 1, The Stag

Approximate Gross Internal Area

Ground Floor = 99.2 sq m / 1068 sq ft

First Floor = 68.5 sq m / 737 sq ft

Second Floor = 71 sq m / 764 sq ft

Garage = 16.3 sq m / 176 sq ft

Total = 255 sq m / 2745 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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