



The ground floor, adorned with stunning marble flooring, is partially open-plan and provides excellent reception space, ideal for growing families. The reception hall, featuring a cloakroom and a grand staircase to the first floor, leads to an elegant sitting room with a decorative marble fireplace. This room seamlessly opens into the dining room, which overlooks the beautifully landscaped garden and features sliding doors that lead out to the spacious terrace. Adjacent to the dining room, a bright conservatory offers a serene space to enjoy garden views, with French doors opening onto the rear terrace. The well-appointed kitchen is equipped with a comprehensive range of units, complemented by luxurious granite countertops and an island unit with breakfast bar seating. High-end appliances include a Professional Rangemaster, microwave, dishwasher, and ample space for an American-style fridge freezer.

French doors from the kitchen also open directly to the garden, enhancing the indoor-outdoor flow.

Across the hall, a generous family room provides additional living space and leads through to a fully equipped gym, featuring a built-in jacuzzi and sauna for ultimate relaxation. Adjoining the gym is a versatile reception room with outside access and stairs leading to a private third bedroom with an en suite shower room, making it perfect for use as a self-contained annexe or guest suite.

Underfloor heating is installed throughout most of the ground floor, ensuring comfort and luxury.

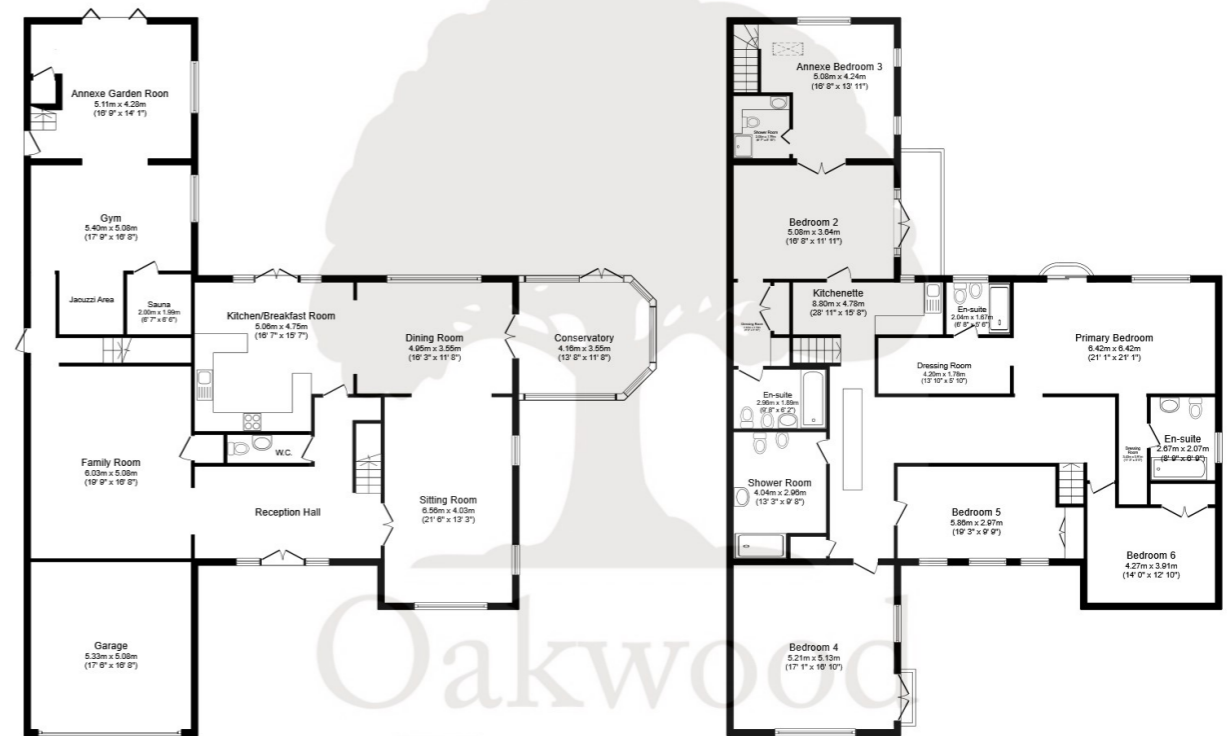
Ascending from the reception hall, an elegant staircase leads to a spacious landing, which includes a convenient kitchenette area. An additional staircase, accessible from the family room, provides further access. The principal bedroom suite is a highlight, offering views over the rear garden and featuring French doors that open onto a Juliette balcony. This luxurious suite boasts both an en suite shower room and a sumptuous en suite bathroom, along with two fully fitted dressing rooms for ample storage. The guest suite is equally impressive, with a fitted dressing room, an en suite bathroom, and a beautiful balcony overlooking the garden. Three additional bedrooms on this floor are generously sized and are served by a well-appointed family bath/shower room, ensuring comfort and convenience for the entire family with ample room for storage.

Property Information

Floor Plan

-  6 BEDROOM DETACHED HOME
-  HOME GYM AND SAUNA
-  BACKING ONTO WOODLAND
-  DOUBLE GARAGE
-  COUNCIL TAX BAND- G
-  CUL DE SAC LOCATION
-  GATED FRONT DRIVE
-  LARGE PRINCIPAL SUITE
-  4686 SQ FT
-  EPC- C

					
x6	x4	x5	x6	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Ground Floor Floor area 225.1 sq.m. (2,423 sq.ft.)
First Floor Floor area 225.8 sq.m. (2,431 sq.ft.)

TOTAL: 225.8 sq.m. (4,862 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.



Local Area

Farnham Common Village centre offers an excellent high street with Sainsbury's, Costa, Tesco plus a variety of local shops, amenities, pubs and places to eat. Larger shopping centres can be found in Windsor, High Wycombe (Eden centre) and Uxbridge (The Chimes). Farnham Common is excellent for access to Heathrow and the Elizabeth Line (crossrail at Slough or Burnham). Gerrards Cross and Beaconsfield are also close by, providing a train line direct to London Marylebone in 20 minutes via Chiltern Railways. M40 (J2)

Local Schools

Buckinghamshire is well renowned for its local schooling and being one of the last counties to still offer Grammar Education.

- The Beaconsfield School
- Burnham Grammar School
- Dair House School
- Stoke Poges School
- Langley Grammar School
- Beechwood School
- St Mary's School (Gerrards Cross)
- Eton College
- Claire's Court Schools (Maidenhead)
- Wycombe Abbey School
- Caldicott School

- Gayhurst School
- Godstowe Preparatory School
- Dorney School

We recommend that you check with the local authority or school to confirm that you meet the requirements of your appointed educational institution.

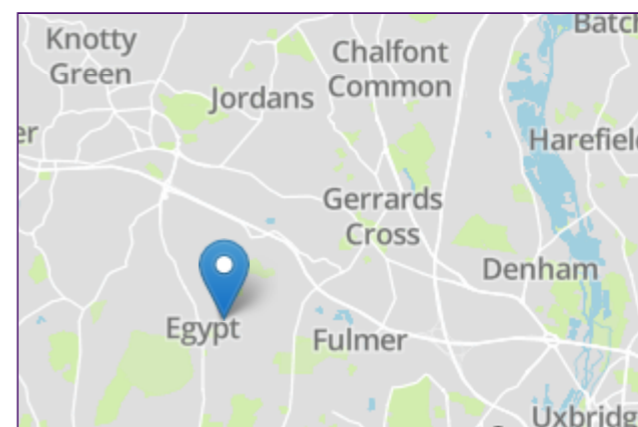
Leisure

Farnham Common offers a variety of leisure activities for residents and visitors to enjoy. The village's proximity to the beautiful countryside provides opportunities for scenic walks, cycling, and outdoor exploration. The nearby Burnham Beeches, a protected area of ancient woodland, is a popular destination for nature enthusiasts.

For those interested in sports and recreation, the area features local sports clubs and facilities, including golf courses and tennis courts. The community often organizes events and activities, fostering a sense of camaraderie among residents.

Additionally, Farnham Common benefits from its proximity to larger towns and cities, providing access to theaters, cinemas, restaurants, and cultural events.

Council Tax
Band G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	70	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		<small>EU Directive 2002/91/EC</small>	