



As you enter the property, you are welcomed by a spacious entry hall that branches off into various rooms. Straight ahead is the expansive kitchen, featuring a center island equipped with built-in wireless phone chargers, ample storage in both floor and eye-level cupboards, a 5-ring gas hob, and two built-in ovens. This inviting space offers lovely views of the rear garden.











Opposite the kitchen is the dining room, which includes a built-in gas fireplace and flows into the family living room. At the back of the ground floor, you'll find a larger living area filled with natural light from large windows, with French doors providing access to the rear patio. The ground floor also includes a convenient downstairs bedroom with an ensuite, ideal for guests or visiting family. Completing this level are a utility room and a WC.

Heading upstairs, the principal bedroom features dual aspect views of the front and rear of the property, along with a dressing area and an ensuite bathroom that includes a bath, shower, toilet, and basin. Bedroom 3 is a generous front-facing room with built-in wardrobes, while Bedrooms 4 and 5 are situated at the rear and also offer built-in storage. These bedrooms share a family bathroom with a shower, toilet, and basin.

Outside, the property boasts a sizable west-facing garden of approximately 90ft, perfect for outdoor enjoyment. Additional highlights include solar panels with battery storage, smart lighting and heating controlled via smartphone, an alarm system, and an electric vehicle charging point. The driveway accommodates parking for up to five cars, adding to the convenience of this beautiful home.



Property Information

-  5 BEDROOM DETACHED HOME
-  DRIVEWAY PARKING FOR 5 CARS
-  QUIET RESIDENTIAL ROAD
-  COUNCIL TAX BAND- G
-  2604 SQ FT
-  SOLAR PANELS & LARGE BATTERY
-  WEST FACING REAR GARDEN
-  ELECTRIC CAR CHARGING POINT
-  EPC- D
-  NO ONWARD CHAIN

| | | | | | |
|--|---|---|---|---|---|
|  |  |  |  |  |  |
| x5 | x2 | x3 | x5 | Y | N |
| Bedrooms | Reception Rooms | Bathrooms | Parking Spaces | Garden | Garage |

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 renowned for its choice and standard of schooling. The county is one of the last to maintain the traditional grammar school system:

- Farnham Common Infant School
- Farnham Common Junior School
- St. Mary's Church of England Primary School
- St. Peter's Church of England Primary School
- Caldicott School
- The Beaconsfield School
- Burnham Grammar School
- Beaconsfield High School
- Wycombe High School
- Holyport College
- The Meadows School
- Royal Grammar School

We recommend that you check with the local authority or school to ensure your child is eligible to attend your education institution of choice.

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.

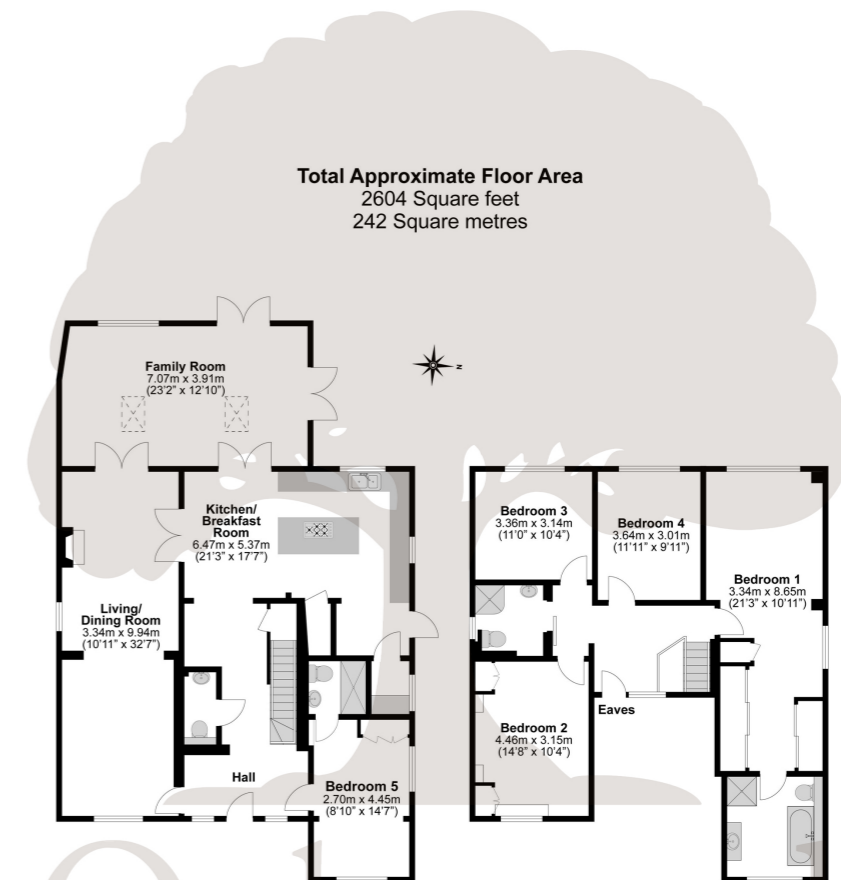
For those interested in sports and recreation, the area features local sports clubs and facilities, including golf courses and tennis courts. The community often organizes events and activities, fostering a sense of camaraderie among residents.

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

Council Tax

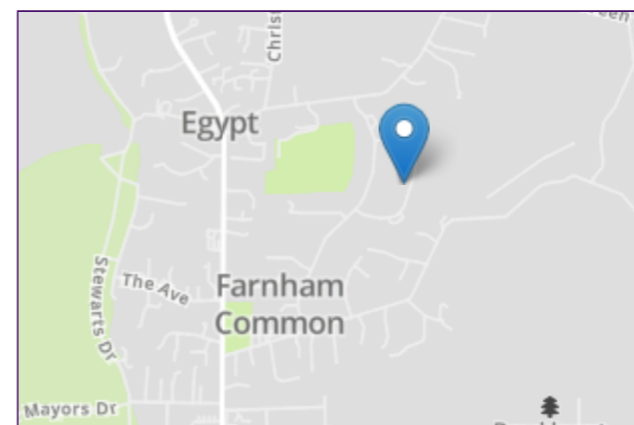
Band G

Floor Plan



Illustrations are for identification purposes only, measurements are approximate, not to scale.

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.



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 63 | 72 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |