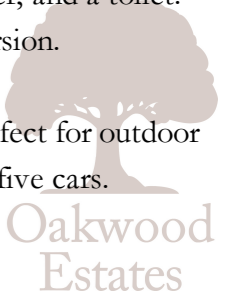




Upon entering this impressive property, you are greeted by a light and spacious entry hall with multiple rooms branching off. To your right, you'll find a large kitchen diner featuring numerous floor and eye-level units, complemented by a convenient breakfast bar. Adjacent to the kitchen is a utility room with internal access to the double garage. The main dining room is generously sized and provides access to the wrap-around conservatory, which seamlessly connects back to the kitchen diner. The expansive living room offers stunning rear aspect views and boasts a beautiful exposed brick fireplace, creating a cozy and inviting atmosphere. The final reception room, facing the front of the house, can serve as a spacious home office or a snug area. Completing the downstairs layout are a WC and a coat cupboard.






Moving upstairs, the spacious landing leads to five bedrooms. Bedroom 5, the smallest, is still a good size and offers rear aspect views. Bedrooms 4 and 3, with front and rear aspects respectively, both include built-in storage. Bedroom 2 is generously sized, with a front aspect and ample built-in storage. These bedrooms are serviced by a family bathroom featuring a bath, separate shower, toilet, and hand basin. The principal bedroom stands out with extensive built-in storage and an ensuite bathroom equipped with dual basins, a double shower, and a toilet. Additionally, the property offers a large loft space, perfect for a potential loft conversion.

Externally, the property boasts a fantastic patio area and a mature south-facing rear garden, perfect for outdoor entertaining. The double garage and ample driveway provide parking for approximately five cars.



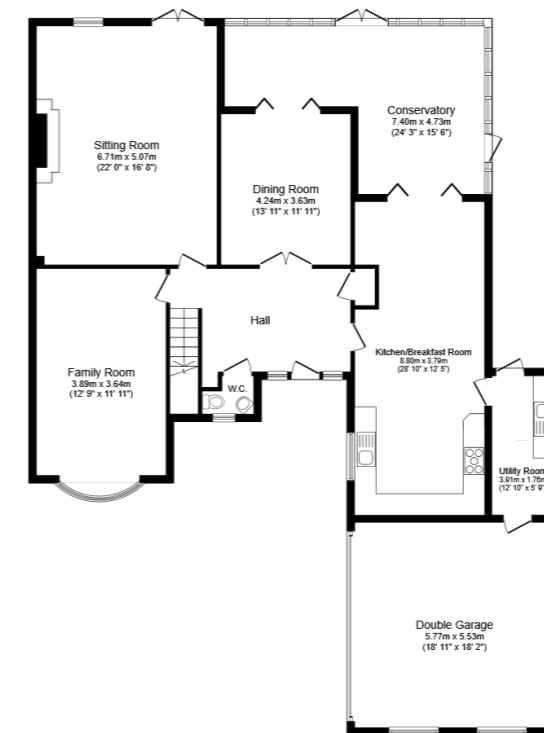
Property Information

-  5 BEDROOM DETACHED HOME
-  DOUBLE GARAGE
-  LARGE KITCHEN DINER
-  3,347 SQ FT
-  COUNCIL TAX- G

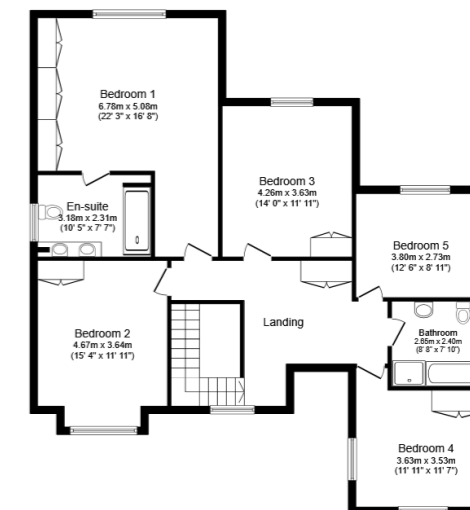
-  POTENTIAL TO RENOVATE AND EXTEND (STPP)
-  4 RECEPTION ROOMS
-  WRAP AROUND CONSERVATORY
-  EPC- D
-  NO ONWARD CHAIN

					
x5	x4	x2	x4	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



Ground Floor
Floor area 192.4 m² (2,071 sq.ft.)



First Floor
Floor area 118.5 m² (1,276 sq.ft.)

TOTAL: 310.9 m² (3,347 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.

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.

Transport Links

The village is crisscrossed by roadways, with the nearby A355 serving as a gateway to major routes such as the M40 and M4 motorways. This strategic positioning allows for swift and efficient travel to neighboring towns and cities, including Slough, Beaconsfield, and High Wycombe, as well as seamless access to the broader motorway network for more extensive journeys. Public transport further enhances the village's connectivity, with a network of bus services threading through Farnham Common. These services not only facilitate local travel within the village but also connect residents to nearby towns, offering convenient options for commuting, shopping, and leisure activities. The railway stations in Beaconsfield and Gerrards Cross are in close proximity. These stations provide direct rail services to London

Marylebone, ensuring a straightforward and efficient commuting option for residents working in the capital or other nearby urban centers. Slough Station is only a short drive away and is serviced by Crossrail. Accessible by car or public transport, these railway connections open up a spectrum of possibilities for both work and leisure travel.

Schools

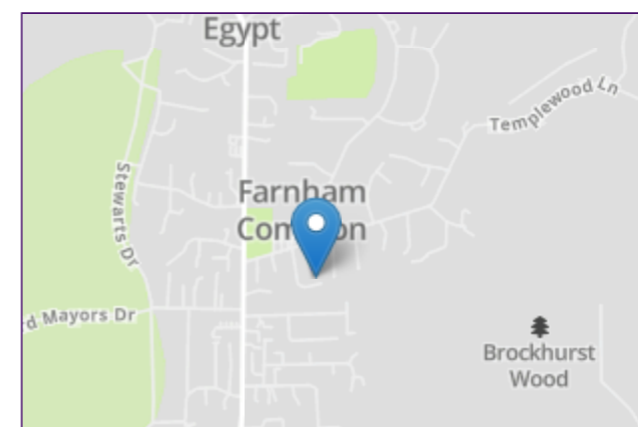
South Buckinghamshire is well renowned for its choice of schooling, being one of the last counties to still offer grammar school education.

- Some of the local schools include
- Dr Challoner's Grammar School
 - John Hampden Grammar School
 - Royal Grammar School
 - Davenies School
 - High March School
 - Thorpe House
 - Gayhurst School
 - Beaconsfield High School
 - The Beaconsfield School
 - Butlers Court School
 - Holtspur School & Pre-School
 - Seer Green Church of England School

We recommend that you check with the local authority to ensure that the property falls in the catchment (if applicable) of your chosen educational institution.

Council Tax

Band G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	