



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



Polana, Hawthorn Lane, Farnham Common, Buckinghamshire. SL2 3SW.

£1,200,000

This is a property which is located in a quite magnificent setting and situated on a stunning, secluded plot. Hawthorn Lane is a peaceful area, right on the edge of the beautiful Burnham Beeches and its 500 acres of woodland. With this in mind, the tranquil setting is just perfect for a buyer who wants to get away from it all, and who also enjoys the outdoors.

A particular feature of this home is the quiet stunning, sweeping and gated frontage, which is both secluded from the road and meticulously maintained, as is the private rear garden.

This is also a great buy if you are looking for a property that you can make your own, as while it is well presented, modernisation is required. There is also no upper chain involved.

Overall accommodation sits at nearly 2800 square ft and in total there are four ground floor receptions, four bedrooms, and three bathrooms.

As you enter the ground floor, you arrive into a spacious entrance hall that gives you direct access to the main reception room, a cloakroom, an inner lobby, the kitchen, and the library. The main reception room measures 14'2 x 13'1 and leads into the 14'2 x 12'2 living room, which in turn can also be accessed from the lobby, while the lobby also gives you access to a shower room and a study.

The 13'1 x 12'1 kitchen offers ample units and also space to dine, plus gives you access to a utility room, with the utility opening out to both the rear garden and the 23'4 x 16'1 integral double garage.

Upstairs, a generous landing not only gives you access to four generous bedrooms, but also a family bathroom and a large balcony which overlooks the frontage. All of the bedrooms are double in size, with the master bedroom having its own ensuite.



The frontage is entered via a wooden gate and onto a shingle driveway, which in turn provides parking for many vehicles in front of the garage. It is mainly landscaped and laid to lawn, with mature shrub and flower borders.

To the rear, the garden has a good sized patio, a pergola, and again is mainly laid to lawn. It is secluded with a timber shed and a brick built 17'9 x 12'2 studio/hobby room with underfloor heating and an attached cloakroom. This space also lends itself to be potentially converted into a gym or home office.

#### 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 Station provides commuters with easy access across central and to London to Canary Wharf/Liverpool Street. 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

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



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# Polana, Hawthorn Lane

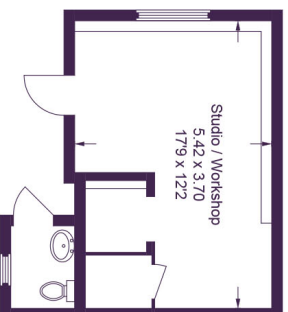
Approximate Gross Internal Area

Ground Floor = 150.1 sq m / 1,616 sq ft

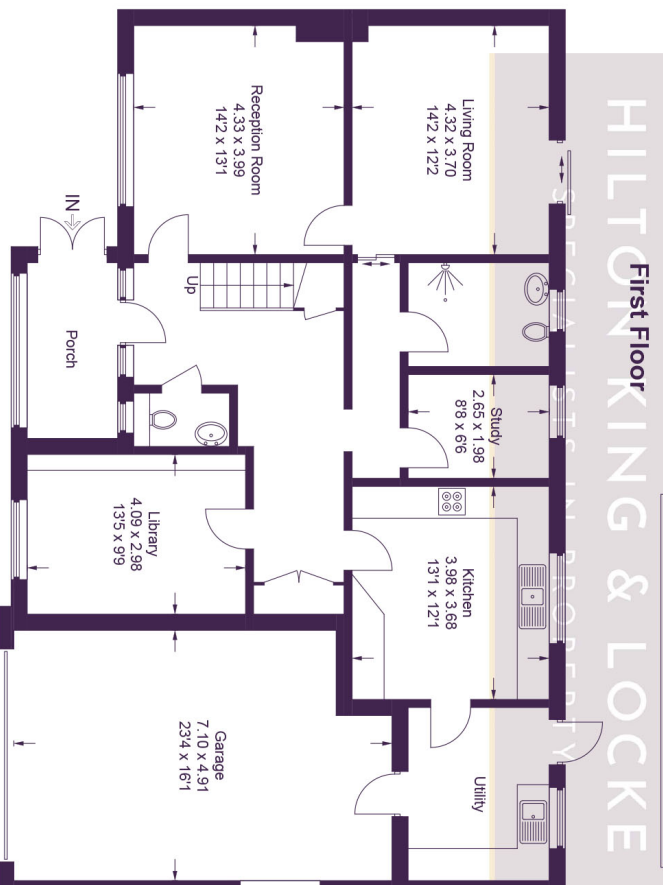
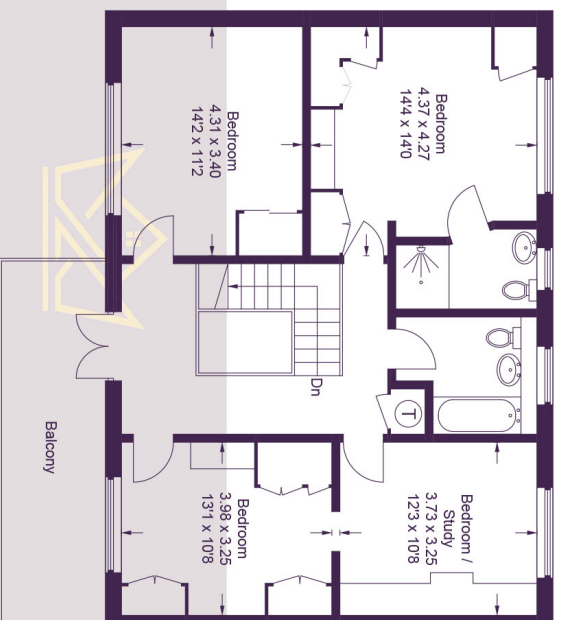
First Floor = 86.4 sq m / 930 sq ft

Outbuildings = 21.3 sq m / 229 sq ft

Total = 257.8 sq m / 2,775 sq ft  
(Including Garage)



(Not Shown In Actual Location / Orientation)



Ground Floor

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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