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Ashenden Walk, Farnham Common, Buckinghamshire. SL2 3UF.

£1,350,000 Freehold

A chance to purchase this magnificent family home, situated at the end of most desirable Ashenden Walk in Famham Common, a quiet cul-de-sac which is also walking distance to both of Famham Commons Schools, its many amenities, while also backing onto woodland at the rear.

Property in this secluded spot rarely come to the market, so we urge you to contact us asap in order to register your interest.

The house itself offers substantial accommodation of some 3358 square foot, which includes five excellent double bedrooms, four bathrooms and three large reception rooms. This stunning home is also presented in excellent order throughout.

You enter the ground floor into an impressive hallway which gives you direct access to the living room, kitchen/family room, dining room, study, a cloakroom, and a games room.

The double aspect 21'10 x 20'8 living room is a delightful space with its large feature windows overlooking both the side and rear garden, while also having bi fold doors leading outside. The 12'9 x 10'11 dining room offers a side aspect, while the impressive games room measures some 18'2 x 12'9 and overlooks the front of the house.

The modern fitted 20'3 x 16'3 kitchen/family room is a great space for the family to enjoy as there is also space to formally dine alongside a breakfast bar too. This area also offers views of the garden while having a double aspect. From here, you have access to a utility room.

Upstairs, there are five excellent bedrooms, three of which are ensuite, plus there is a large family bathroom that is ideally located to service the other two bedrooms.

Bedroom one is some 25'7 x 10'2, has plenty of fitted wardrobes and an ensuite shower room, bedroom two is 14' x 11'10 and also has an ensuite shower room, as does the 15'1 x 10'9 third bedroom that overlooks the rear garden.

Bedrooms four and five are both excellent doubles, measuring 15'8 x 10'2 and 15'7 x 10'. These two rooms also both offer a lovely rear aspect over the garden. The impressive family bathroom with its built in bath, additional shower cubicle and his and hers wash basins, completes the accommodation.

Externally and to the front, you have a private driveway which is block paved and provides parking for numerous vehicles in front of the garage. The rear garden is a real feature of this property, as it is not only a great size, but is



secluded, backs onto woodland and houses a 19'2 15'10 garden room, which could easily be set up and adapted to be used for a number of purposes.

#### THE AREA

Situated in a sought after location within easy reach of Farnham Common where a selection of interesting shops and restaurants including Local Tesco's and Sainsbury's, Costa Coffee and the very popular La Cantina Del Vino Italian restaurant.

Farnham Common is ideally situated for numerous leisure facilities including the 500 acres of historic woodland at Bumham Beeches, ideal for its attractive country walks, cycling paths and a relaxing café. 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 Bumham and Slough 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. Bumham/Gerrards Cross and Slough Stations are all approximately 3 miles away.

#### 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.bucksc.gov.uk](http://www.bucksc.gov.uk).



#### Important Notice

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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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# 14 Ashenden Walk

Approximate Gross Internal Area

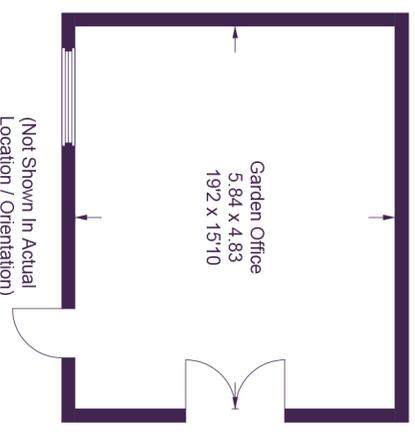
Ground Floor = 149.0 sq m / 1,604 sq ft

First Floor = 121.7 sq m / 1,310 sq ft

Garage = 12.8 sq m / 138 sq ft

Garden Office = 28.4 sq m / 306 sq ft

Total = 311.9 sq m / 3,358 sq ft



Ground Floor



First 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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