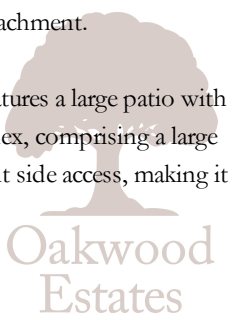














As you enter the property, you are welcomed into a spacious and light-filled entrance hall, enhanced by privacy glazing around the front door. To the right is a versatile space with dual-aspect windows, currently used as a games room but equally well suited as a home office or additional living space. The heart of the home is the impressive open-plan kitchen/dining area, combining style with practicality. Finished with quartz worktops, the kitchen features a range of integrated appliances including an oven, grill and microwave, dishwasher, and a generous central island with integrated sink, four-ring induction hob and two-ring gas hob, as well as a breakfast bar. This space flows seamlessly into the adjoining reception area, creating an ideal environment for both entertaining and everyday family life. The room benefits from a rear-aspect window and French doors providing direct access to the garden. Adjacent to this is a further spacious reception room, featuring wall-to-wall bi-fold doors spanning approximately seven metres and opening onto the rear garden, making it ideal for entertaining during the warmer months. A working wood-burning stove provides a welcoming focal point, ensuring the room remains equally inviting throughout the colder seasons. Completing the ground floor is a large utility room with a separate sink and second dishwasher, a dedicated laundry area with washer and dryer, and a downstairs W/C.

Upstairs, a generous landing offers additional flexibility and is currently arranged as a home office, with the potential to be converted into a fifth bedroom if required. The principal bedroom is a substantial double enjoying triple-aspect windows, a dressing area, and a well-appointed en-suite featuring twin sinks and a large walk-in shower. Bedroom two is another spacious double, also benefitting from its own en-suite shower room. Bedrooms three and four are both well-proportioned doubles with rear-aspect views, while bedroom five is a generous single room, ideal as a child's bedroom or playroom. A family bathroom completes this floor, fitted with a bathtub and shower attachment.

Externally, the property offers off-street parking for up to six vehicles. To the rear, the garden is mainly laid to lawn and features a large patio with pergola, providing an excellent space for outdoor dining and entertaining. A particular highlight is the self-contained annex, comprising a large double bedroom, kitchen and en-suite shower room. The annex benefits from front-aspect bi-fold doors and independent side access, making it ideal for guests, extended family or potential rental use.



Property Information

-  EXTENDED SIX BEDROOM DETACHED FAMILY HOME
-  QUIET CUL-DE-SAC LOCATION
-  4 BATHROOMS
-  23FT MASTER BEDROOM
-  DOWNSTAIRS CLOAKROOM
-  3158 SQFT
-  19FT SELF-CONTAINED ANNEXE
-  26FT KITCHEN/FAMILY ROOM
-  STUDY
-  COUNCIL TAX BAND - G



x6

Bedrooms



x3

Reception Rooms



x4

Bathrooms



x6

Parking Spaces



Y

Garden



N

Garage

Local Area

Farnham Common is known for its scenic landscapes, historical charm, and proximity to both natural beauty and urban conveniences. Just one minute walk from the property is Farnham Common Sports Club where local rugby, tennis, cricket, squash and lacrosse teams play.

The village is surrounded by lush greenery, with open fields, woodlands, and parks contributing to its idyllic setting. Residents enjoy the benefits of a close-knit community atmosphere while still having easy access to essential amenities. The area is characterized by a mix of traditional architecture and modern residences, creating a diverse and appealing living environment.

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 a 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 which 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.

Local Schools

South Buckinghamshire is widely renowned for its high quality of schooling, some of the schools available are:

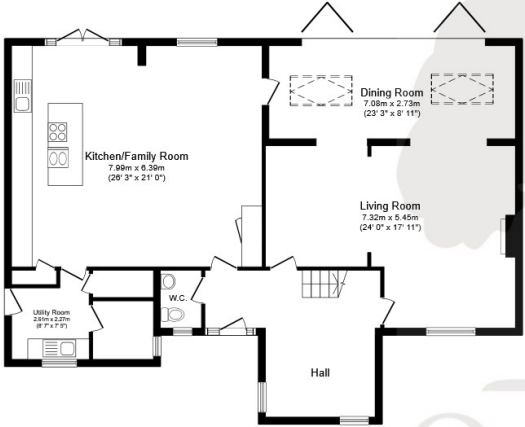
- Burnham Grammar School
- Beaconsfield High School
- John Hampden Grammar School
- The Beaconsfield School
- Farnham Common Junior School
- St Mary's Farnham Royal CofE Primary School
- Farnham Common Infant School

Please note that these schools may have specific catchment areas or admission criteria. It is recommended to directly contact the schools for further information, including enrollment procedures and open spaces availability.

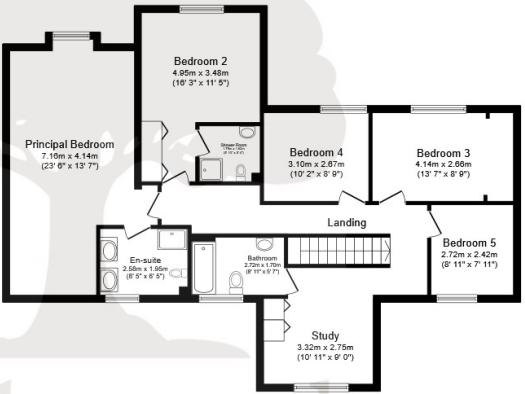
Council Tax

Band G

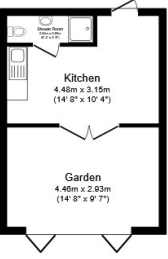
Floor Plan



Ground Floor
Floor area 134.3 sq.m. (1,446 sq.ft.)



First Floor
Floor area 104.9 sq.m. (1,129 sq.ft.)



Garden Studio
Floor area 27.7 sq.m. (298 sq.ft.)

Total floor area: 293.4 sq.m. (3,158 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.

