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Nursery End, 1 Orchard Villas Park Road, Farnham Royal, Buckinghamshire. SL2 3BF. £635,000 Freehold

Charming 4-Bedroom Cottage in Farnham Royal Tucked away in the sought-after village of Farnham Royal, this attractive four-bedroom semi-detached cottage offers the perfect blend of classic charm and modern convenience. Built just 30 years ago, the home captures the character of its older neighbours while providing a thoughtfully designed interior, private off-street parking, and a garage—features rarely found in cottages of this kind.

From the moment you arrive, the cottage delights with its welcoming curb appeal and well-tended front garden. Step inside to a light-filled entrance hall that leads into a spacious open-plan living and dining area—ideal for both everyday living and entertaining. This space flows beautifully into a characterful conservatory, offering lovely garden views and direct access to the immaculately kept rear garden. A generously sized kitchen with breakfast area and a convenient cloakroom completes the ground floor.

Upstairs, the home boasts four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, a second double bedroom, two single bedrooms (one currently used as a home office), and a stylish family bathroom and thanks to the generous loft space, this property offers excellent potential for extension (subject to planning permission) or serves as an ideal area for additional storage.

The property enjoys mature front and rear gardens, perfect for relaxing or entertaining outdoors, and carefully maintained to enhance the home's charming atmosphere.

#### Location Highlights

Farnham Royal offers the best of village life with superb access to commuter routes and amenities. Located just 260 yards from the open green spaces of Farnham Park playing fields, the property is also surrounded by excellent golf courses, including Wexham Park and Burnham Beeches Golf Clubs (within 2 miles) and South Buckinghamshire Golf Club—just 0.8 miles away via a scenic walk through Farnham Park.

Nearby Gerrards Cross and Beaconsfield offer fast rail services to London Marylebone (approx. 20 minutes), while the Elizabeth line - opened in 2022 - provides seamless travel from Greater London via Heathrow airport & into central London. Approximately 25 minutes to Paddington from nearby Slough & Burnham stations. Bus stop located just 120 yards away for convenient connection to local train stations.

Everyday essentials are just a short stroll away on The Broadway in Farnham Common, where you'll find Tesco, Sainsbury's, Costa Coffee, and other local shops and services. The breath-taking Burnham Beeches National Nature



Reserve is also within walking distance, offering miles of beautiful woodland trails and outdoor activities.

Schools

This area is highly regarded for its educational opportunities, including access to the selective Buckinghamshire grammar school system. Excellent independent schools nearby include Caldicott (Farnham Common), Dair House (Farnham Royal), and Maltman’s Green (Gerrards Cross), along with well-rated local infant and junior schools. For detailed catchment information, visit [www.buckscs.gov.uk](http://www.buckscs.gov.uk)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

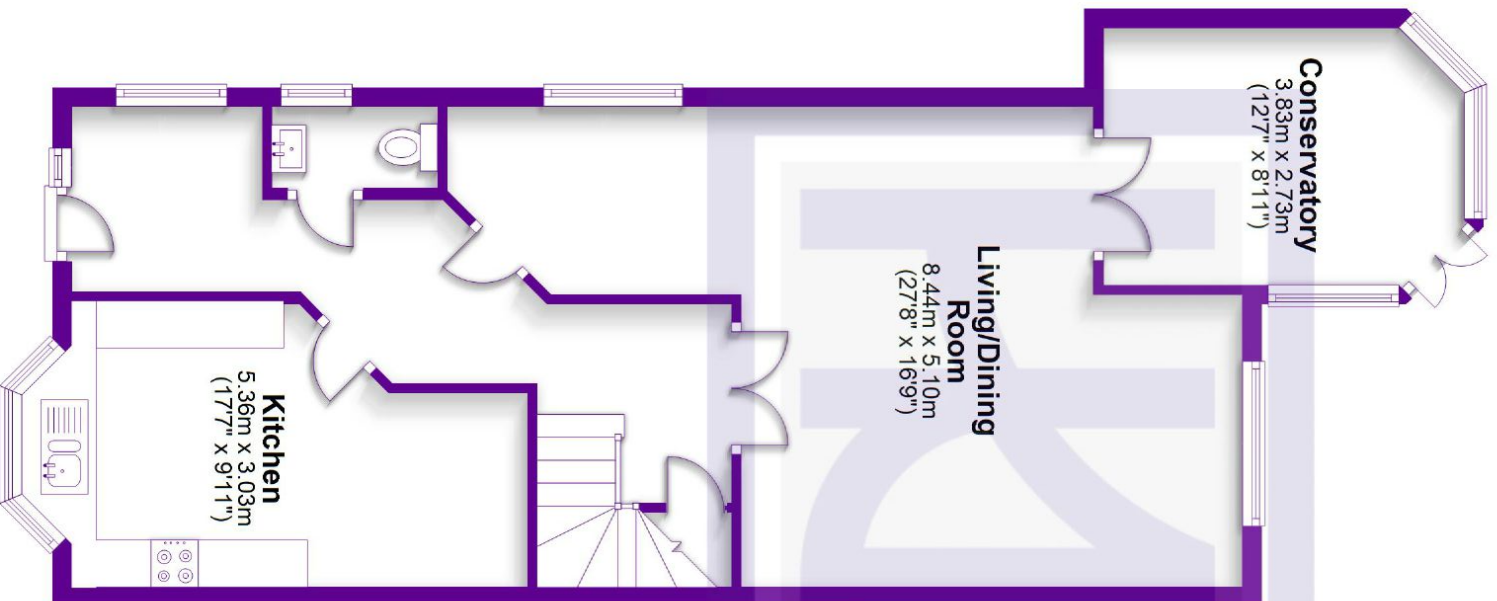


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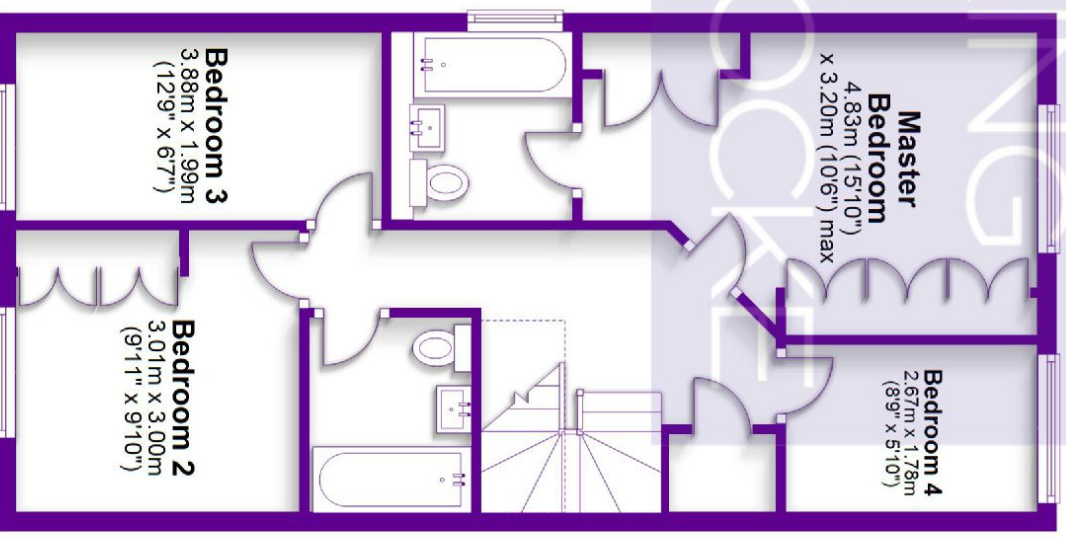
## Ground Floor

Approx. 86.7 sq. metres (933.3 sq. feet)



## First Floor

Approx. 55.0 sq. metres (591.7 sq. feet)



Total area: approx. 141.7 sq. metres (1525.0 sq. feet)