HILTON KING & LOCKE

SPECIALISTS IN PROPERTY

Gracemore, Templewood Lane, Farnham Common, Buckinghamshire. SL2 3HA. £2,249,000 Freehold

A handsome, executive home located in most sought after Templewood Lane, set over three floors offering over 5200 square ft of accommodation. This modern, substantial family home is only a short walk to The Broadway with its amenities and the beautiful Burnham Beeches. Both the Infant and Junior Schools are also within a short walk.

Gracemore has recently undergone a full refurbishment to a very high standard, being meticulously upgraded throughout by the existing owner to an outstanding specification.

There are five superb reception rooms plus a kitchen with utility, a ground floor gym and shower room which has its own self contained access, lending itself for potential annexe use if required. The first floor consists of four excellent sized bedrooms, each having its own ensuite, with a further bedroom, ensuite, and a games room on the second floor.

Set well back from the road, you access the property through electronically operated security gates and onto a large block paved driveway, which in turn provides parking for multiple vehicles. The walled frontage has parking available for all of the family to use plus is large enough for a variety of guests. Additional parking is also available in the impressive 26'9 x 17'11 triple garage.

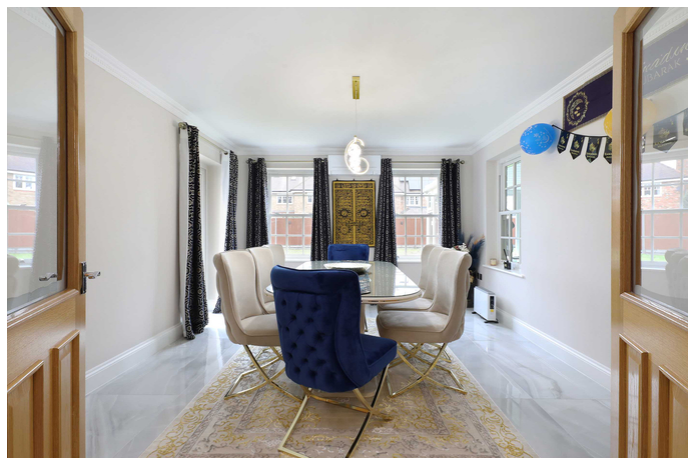
Ground floor accommodation in full comprises of an impressive entrance hall, with its large Italian floor tiles and a stunning water feature. From here the first floor can be accessed via the oak staircase, and solid oak doors lead to the principle reception rooms.

The hall gives you direct access to the twin front aspect study, the double aspect living room, cloakroom, rear twin aspect dining room, family room and the 20'5 x 14'3 kitchen, that has been completely remodelled and now has bespoke units with a centre isle and breakfast bar.

The conservatory is accessed from the family room, with the utility and secondary cloakroom located off of the kitchen. Completing the ground floor is a independently accessed shower room and gym/bedroom six, which is perfect for guests and lends itself for potential annexe use.

The first floor bedrooms all measure over 14ft in size and each having their own ensuite bathrooms. Every bedroom on this floor also has a lovely twin aspect, therefore letting in lots of natural light. Features of this level are the spacious 26'8 x 12'2 landing which is also part galleried, and the master suite which has a fully fitted dressing room with its ensuite offering both a bath plus separate shower cubicle, plus his and hers wash basins.

The top floor's games room is 28'9 x 19'1, plus there is a cloakroom in



addition to the 21'3 x 15'7 fifth bedroom and its ensuite.

The rear garden is not only secluded but is a decent size, yet also low maintenance. There is an enclosed lawn, a stone patio that provides ample space for alfresco dining and entertaining, plus there are shrub borders and lighting with hedge borders.

THE AREA

Situated in a sought after location within easy reach of Farnham Common where you can find 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 Burnham 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.

The Elizabeth Line at nearby Burnham 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. Burnham/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.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.

HILTON KING & LOCKE
SPECIALISTS IN PROPERTY

The Broadway
Farnham Common Buckinghamshire SL2 3QH

Tel: 01753 643555
fc@hklhome.co.uk

Gracemore

Approximate Gross Internal Area
Ground Floor = 255.3 sq m / 2,747.7 sq ft
(Including Triple Garage)
First Floor = 140.4 sq m / 1,511.7 sq ft
Second Floor = 87.8 sq m / 945.5 sq ft
Total = 483.6 sq m / 5,204.9 sq ft

HILTON KING & LOCKE
SPECIALISTS IN PROPERTY

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.

© CJ Property Marketing Ltd