



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



Owls Light, Barn Close, Farnham Common, Buckinghamshire. SL2 3JB.

£1,250,000 Freehold

A PROPERTY SET IN PRIVATE LOCATION AT THE END OF BARN CLOSE

ACCESSED VIA DOUBLE SECURITY GATES AND SITUATED ON A GENEROUS PLOT CIRCA 0.25 ACRES

AMPLE POTENTIAL TO EXTEND/DEVELOP ON THE SIDE AND/OR REAR

CURRENTLY THREE RECEPTIONS/FOUR BEDROOMS/TWO BATHROOMS

17'4 X 16'8 DOUBLE GARAGE

If you are seeking a property with potential, that is in a private, quiet location and with no passing traffic, this could be the home you have been looking for.

Situated on a secluded plot of around 0.25 acres, this family home provides over 2200 square ft of accommodation, while offering ample potential to improve and extend on either the side or the rear (subject to usual consents).

As you approach the property you will notice that it is at the very end of Barn Close, and perfectly tucked away.

You enter the impressive grounds through security double gates and into a large, sweeping driveway which has parking for multiple vehicles.

Internally and on the ground floor, you have a 21'11 x 13'8 double aspect living room, a dining room which has double doors leading out to a side garden, a 13'6 x 12'4 family room which also gives direct access to the garden, a cloakroom, and a fitted kitchen that leads into a double glazed conservatory. Also, from the kitchen you can access the 16'8 x 17'4 double garage.



Upstairs, are four well proportioned bedrooms which all have either built in or fitted wardrobes. Bedroom one measures 15'3 x 13'8, and also has a spacious en-suite with large shower plus his and hers wash basins. Another great sized bathroom with a bath plus a separate shower cubicle, complete the accommodation.

Outside and to the rear, the gardens are secluded with a patio, large lawn and offering a variety of hedges, shrubs and mature trees, plus it houses a wood cabin and a child's play area.

There is also a side garden which is covered and therefore perfect for alfresco dining.

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. In 2022/3 Crossrail at nearby Burnham will provide 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.

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.



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Total area: approx. 205.5 sq. metres (2213 sq. feet)

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