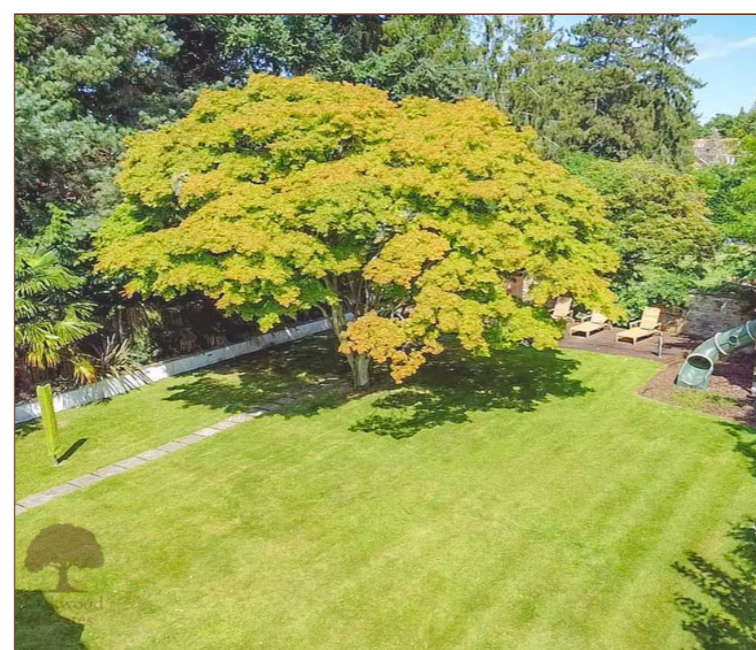


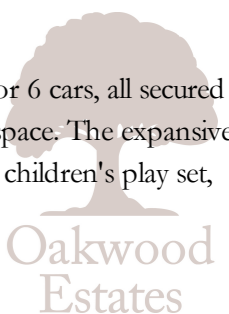


Upon entering the property, you are welcomed by a spacious and bright entry hallway, setting the tone for the home's generous proportions and comfortable layout. To the right, you'll find a large family room with expansive front-facing windows that allow plenty of natural light to flood the space. The heart of the home, the kitchen and dining area, is beautifully appointed with both floor and eye-level units, offering ample storage space. The kitchen features tiled flooring and a modern gas hob, making it perfect for both everyday cooking and entertaining. This area also provides direct access to the impressive rear garden, allowing for seamless indoor-outdoor living. The property further includes a secondary family room with tranquil views of the rear garden, offering a cozy retreat for relaxation. Adjacent to the kitchen is a dedicated dining room, ideal for formal meals, which boasts French doors that open onto a sun-trap patio area—perfect for alfresco dining. Completing the ground floor is a well-appointed WC, conveniently located for guests.













Moving upstairs, the property offers four well-proportioned bedrooms. Bedrooms 2 and 3, with rear-facing views and dedicated wardrobe space. Bedroom 4, while the smallest, remains a generous double room complete with built-in storage. These bedrooms share a stylish family bathroom, featuring a bath, shower, toilet, and hand basin. The principal bedroom is a highlight of the home, offering front aspect views, ample built-in storage, and an ensuite bathroom equipped with a shower, toilet, and double basin.

Externally, the property stands out with a large, well-maintained driveway that can accommodate up to 5 or 6 cars, all secured by electric gates for added privacy and security. The double garage provides additional parking or storage space. The expansive rear garden is a key feature, offering a decking area for outdoor entertainment, a shed for storage, and a children's play set, making it an ideal space for families.




# Property Information

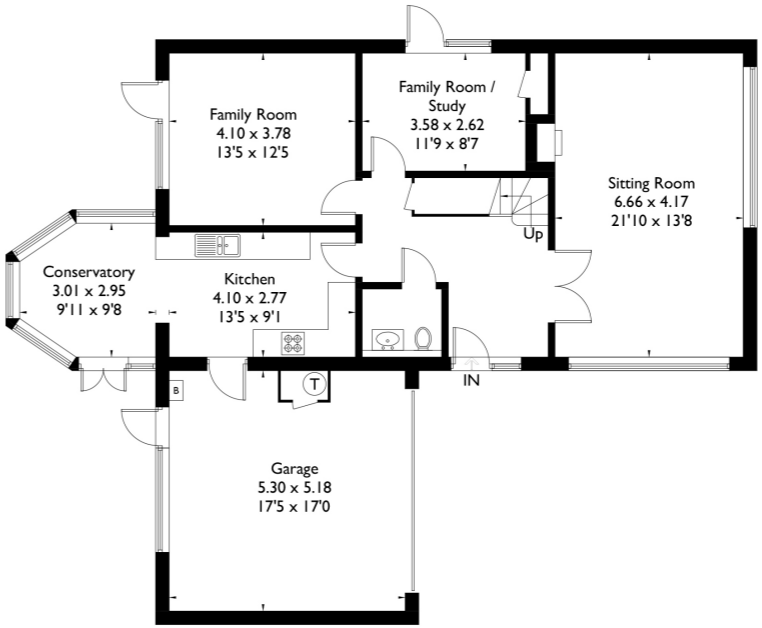
# Floor Plan

-  4 BEDROOM DETACHED GATED HOUSE
-  3 RECEPTION ROOMS
-  NO ONWARD CHAIN
-  CIRCA 70 FT GARDEN
-  EPC- D
-  DOUBLE GARAGE
-  POTENTIAL TO RENOVATE AND EXTEND (STPP)
-  PRIVATE ROAD
-  2231 SQ FT
-  COUNCIL TAX BAND- G

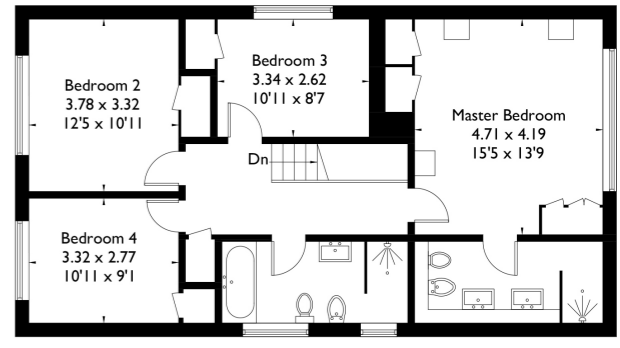
					
x4	x3	x2	x5	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

**Farnham Common**  
Approximate Gross Internal Area = 207.3 sq m / 2231 sq ft (Including Garage)





Ground Floor



First Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 160893  
 This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
 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.

**Local Area**  
 Farnham Common Village centre offers an excellent high street with Sainsbury's, Costa, Tesco plus a variety of local shops, amenities, pubs and places to eat. Larger shopping centres can be found in Windsor, High Wycombe (Eden centre) and Uxbridge (The Chimes). Farnham Common is excellent for access to Heathrow and the Elizabeth Line (crossrail at Slough or Burnham). Gerrards Cross and Beaconsfield are also close by, providing a train line direct to London Marylebone in 20 minutes via Chiltern Railways. M40 (J2)

**Local Schools**  
 Buckinghamshire is well renowned for its local schooling and being one of the last counties to still offer Grammar Education.

Gayhurst School  
 Godstowe Preparatory School  
 Dorney School

We recommend that you check with the local authority or school to confirm that you meet the requirements of your appointed educational institution.

**Leisure**  
 Farnham Common offers a variety of leisure activities for residents and visitors to enjoy. The village's proximity to the beautiful countryside provides opportunities for scenic walks, cycling, and outdoor exploration. The nearby Burnham Beeches, a protected area of ancient woodland, is a popular destination for nature enthusiasts.

- The Beaconsfield School
- Burnham Grammar School
- Dair House School
- Stoke Poges School
- Langley Grammar School
- Beechwood School
- St Mary's School (Gerrards Cross)
- Eton College
- Claire's Court Schools (Maidenhead)
- Wycombe Abbey School
- Caldicott School

For those interested in sports and recreation, the area features local sports clubs and facilities, including golf courses and tennis courts. The community often organizes events and activities, fostering a sense of camaraderie among residents.

Additionally, Farnham Common benefits from its proximity to larger towns and cities, providing access to theaters, cinemas, restaurants, and cultural events.

**Council Tax**  
 Band G

