



A stunning residence nestled on Beeches Road in Farnham Common. This property is newly renovated, having undergone an extensive extension and refurbishment, showcasing a meticulous focus on detail. The ground floor boasts porcelain staturio tiles throughout, creating a seamless and luxurious ambiance has underfloor heating throughout the groundfloor.

Upon entering through the front door, you're greeted by a spacious hallway adorned with these exquisite tiles. To the right, a generously sized storage space and a convenient downstairs restroom enhance the practicality of the home. To the left, a door opens into the expansive open-plan sitting room, providing a versatile and inviting living area. The heart of the home lies in the open-plan kitchen/dining room, featuring a high-spec finish and contemporary design. The kitchen effortlessly connects to a utility room and a study/office, both offering picturesque views of the beautifully landscaped back garden. Notably, the office has its own private access to the outdoor space.

Ascending to the first floor, discover four bedrooms, each accompanied by its ensuite bathroom, offering both opulence and privacy. The loft space also presents potential for further development, subject to planning permission and building regulations.

Externally, the property presents a south-facing garden, creating an ideal setting for outdoor activities and relaxation. The property is complemented by a spacious driveway, accommodating parking for approximately five cars, further enhancing the overall convenience of this exceptional home.

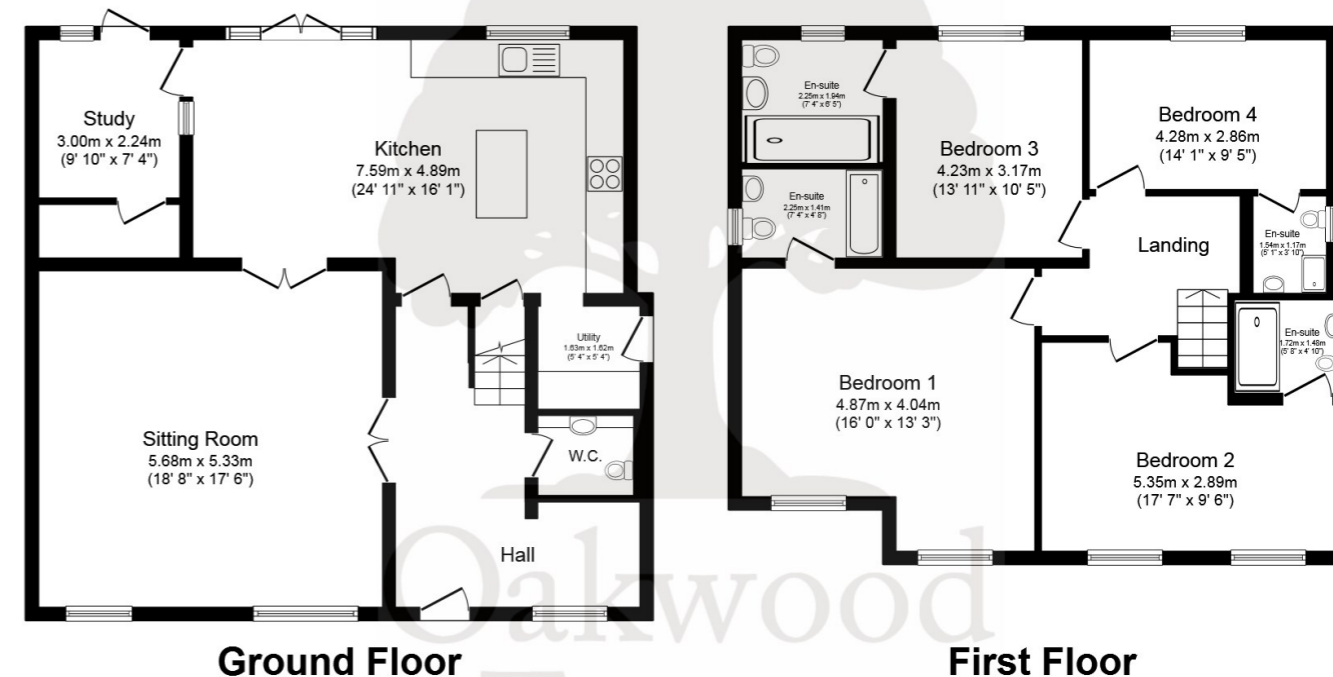


Property Information

-  DETACHED 4 BED HOUSE
-  GROUND FLOOR UNDERGROUND HEATING
-  NEWLY RENOVATED
-  SOUTH FACING REAR GARDEN
-  EPC- C
-  4 EN-SUITES
-  NO CHAIN
-  POTENTIAL FOR LOFT CONVERSION (STPP)
-  COUNCIL TAX BAND F
-  2010 SQ FT

					
x4	x3	x4	x4	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



Total floor area 158.4 sq.m. (2,010 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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)

Schools

Buckinghamshire is renowned for its choice and standard of schooling. The county is one of the last to maintain the traditional grammar school system with Burnham Grammar School (for girls and boys) together with The Royal Grammar School and John Hampden in High Wycombe (for boys) and Beaconsfield High School (for girls). Independent preparatory schools include St Mary's, Godstowe, High March (for girls) Caldicott, Davenies (for boys) and Dair House (for boys and girls).

Leisure

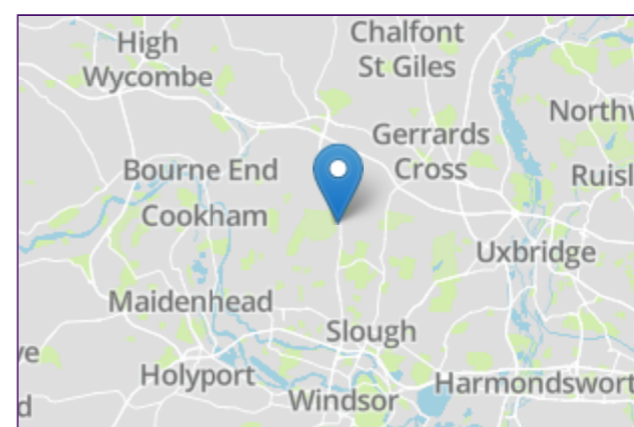
Farnham Common offers a variety of leisure activities for residents and visitors to enjoy. The village's proximity to the beautiful countryside provides opportunities for scenic walks, cycling, and outdoor exploration. The nearby Burnham Beeches, a protected area of ancient woodland, is a popular destination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

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 F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		78	85
England, Scotland & Wales			
EU Directive 2002/91/EC			