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Old Place, Church Road, Farnham Royal. SL2 3AW.

Offers in Excess of £2,300,000 Freehold



Magnificent five-bedroom period home with detached two-bedroom cottage, outbuildings, workshop and garage set behind electric gates on a private road in the heart of the village.

The home is suggested to have been designed by world renowned architect of Hampton Court Palace fame, Sir Christopher Wren. This unique and special property sits amidst quintessential mature English gardens and offers a peaceful reprieve from the hustle and bustle of city life yet easily accessed by both the M4 and M40.

Restored to perfectly blend contemporary living with traditional features the property boasts exquisite high-end fixtures and fittings while maintaining the authenticity of the original building. A clever blend of architectural design and craftsmanship allows the homeowner to have access to all modern-day desires while retaining a connection to a piece of British history.

Privacy is not a concern as Old Place offers compound style living with 1322 square foot of outbuildings (including a 40'1 x 12'8 garage), a standalone stylishly refurbished two-bedroom cottage and the main home of more than 3600 square within its boundaries. Additionally, there is extensive parking for around 15+ cars on the gravel driveway. All of this is hidden away behind one-of-a-kind custom-made electronically operated gates with remote video entry system.

Large rooms with high ceilings, an abundance of natural light and underfloor heating throughout lends to the feeling of a warm and welcoming home. The internal layout has been thoughtfully adapted to optimise space and convenience for the modern family. The ground floor offers a mix of private and social dynamics combining open plan living with more private spaces such as an office behind a hidden door. The office also has direct access to the courtyard, perfect for entertaining business guests. However, of greatest note is the kitchen area. This palatial space with adjoining playroom opens onto a grand terrace which further steps down to manicured lawns. Highest quality hardwood French windows span this room and the living area creating a real connection between the inside and outside of the home. Another exceptional feature is the second kitchen/utility room. This versatile space is perfect as a breakfast room, utility and/or spice kitchen. One further feature is the guest cloakroom tucked behind a bespoke hand build storage area with concealed cupboards. A final point to mention is the exceptionally high-quality flooring throughout with tumbled marble and custom created solid chevron



oak flooring.

Upstairs a vaulted skylight brings life and light into a spacious hallway and landing. The Master suite is a homeowner's dream. A double width dressing room with hand-built cabinetry and seating leads to the vast master bedroom with soaring ceilings and more than enough space for emperor size bed and lounge areas. Hidden behind the headboard is a secret bedroom with beautiful floor to ceiling window. This could be a nursery, office, gym, yoga studio or even another dressing area. There is yet more to surprise as above the dressing area storage space has been created, accessible by library ladder, ideal for shoes and accessories.

The Master suite also has a generously sized highly luxurious bathroom with marble rain shower, roll -top bath with freestanding taps and custom vanity. There is even space to add a freestanding heated towel rail and TV.

Of the three further bedrooms, all bright and airy, bedroom two is an ensuite with walk-in shower and roof top cubby. Bedrooms three and four share a generously sized family bathroom with luxury stone bath and walk-in shower.

#### TWO BEDROOM COTTAGE

The two-bedroom detached cottage has been finished to the highest standard with solid oak flooring throughout, spruce board ceilings, custom wood panelling, underfloor heating, boot room, hand-built farmhouse style kitchen with butler sink and integrated dishwasher, reclaimed doors throughout, full bathroom with freestanding sink, premium marble shower and roll-top bath. Additionally, the finish includes architectural door handles, light fittings, sockets. The master bedroom is of a very generous size with fitted wool carpets.

The property boasts automated Rako lighting system which is controlled via a smartphone app whether you are home or away, a mega flo system, Vaillant boiler plus a Hik CCTV system. Easy private access via a lockable external door to all systems is offered by way of a plant room to the side of the property.



#### Important Notice

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# Old Place, Church Road

Main House = 341.8 sq m / 3,680 sq ft

Cottage = 68 sq m / 733 sq ft

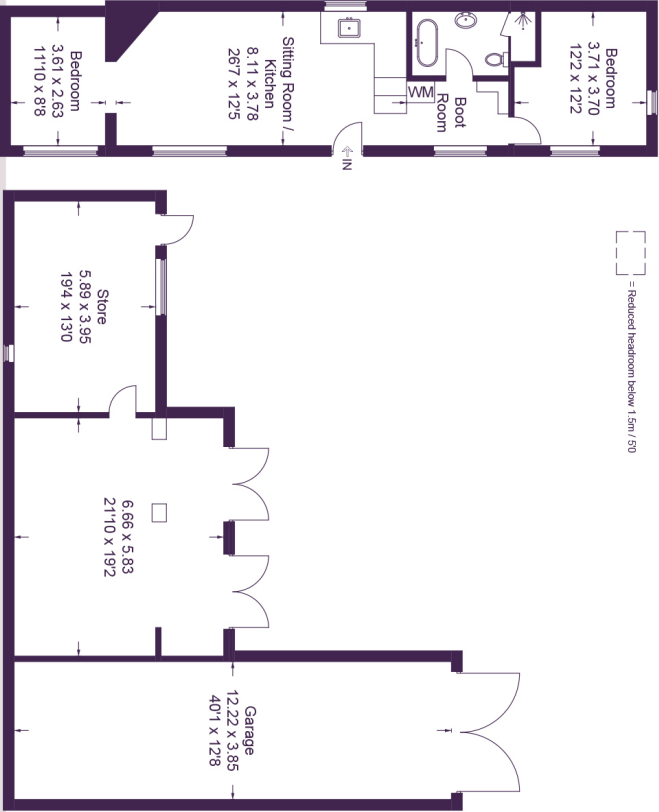
Outbuilding = 123.1 sq m / 1,325 sq ft

Eaves = 16 sq m / 172 sq ft

Total = 549 sq m / 5,910 sq ft



[ ] = Reduced bedroom below 1.5m / 5'0"



**Cottage**  
(Not Shown In Actual Location / Orientation)

**Workshop**

(Not Shown In Actual Location / Orientation)



**Ground Floor**

**First Floor**

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.