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Graystoke, Beaconsfield Road, Farnham Common, Buckinghamshire. SL2 3HR.

£1,300,000 Freehold

A chance to purchase a quiet stunning character house, that has been the subject of major improvement and refurbishment by the present vendors, which provides both excellent and adaptable accommodation sitting at just under 3000 square ft.

This three storey family home is situated right in the heart of the village on the Beaconsfield Road, and is within walking distance to the local Infant and Junior schools, Burnham Beeches, plus all of Farnham Common's many amenities including Costa Coffee, Sainsburys, Tesco and a selection of restaurants.

A particular feature of this property is the side studio/utility/shower room area, which could easily be fully converted and used as a self contained annexe, be it for a relative or to generate some extra rental income.

You enter the house via secluded grounds through wooden gates and onto a spacious drive, that provides parking for some four/five cars in front of the garage.

Internally and on the ground floor, you have an entrance hall which takes you directly into the impressive 28'5 x 14'3 living/dining area. This superb, light and airy space is complemented by stylish decor and two feature bay windows to the side. This area is open plan to the 23'7 x 11'11 modern fitted kitchen/breakfast room, which in turn has Velux windows and bi folding doors that let in lots of natural light, while also having space to dine, plus an array of fitted eye and base level units.

Also off the living/dining room is the 22' x 11'5 twin aspect TV room which has a clever secret door leading to a storage area, a further reception room at the front of the property that offers another lovely twin aspect and measures 15'2 x 14'3, and a ground floor cloakroom.

The above mentioned studio complex can be accessed from either the front drive, rear garden or also the living area. There is an inner hall that gives you direct access to the huge 33'5 x 9'2 studio (which overlooks the garden and easily offers enough space to convert partly into a bedroom), a shower room, and a utility. The 15'4 x 9'2 garage can also be accessed from this hallway.

The first floor includes three bedrooms and two bathrooms. Bedroom one offers a side aspect, measures 13'5 x 12'6, has a large walk in wardrobe/storage area, a feature bay window plus a contemporary styled ensuite shower room. The 15'3 x 14'3 second bedroom has a double aspect including another feature bay window plus fitted wardrobes, while bedroom three also has fitted wardrobes and faces the rear. Completing this floor is another modern, stylish bathroom which includes a free standing bath, plus a



separate shower cubicle.

On the top floor you will find a 20'5 x 8'4 bedroom with storage plus another ensuite shower room.

The enclosed rear garden is a great place to unwind in and offers westerly aspect while also being low maintenance, due to its artificial lawn. There is a patio, to which part of has a pergola, and there is a large timber shed plus some shrub borders.

SITUATION

Located right in the heart of the village - a short walk to both Burnham Beeches and The Broadway with its many shops and amenities. Locally you can find Costa Coffee, Sainsbury, Tesco and an array of local shops and places to eat.

The property is located around 3 miles from either Burnham or Slough Stations.

THE AREA

Famham 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.

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 Famham Common, Dair House in Famham Royal and Maltmans in Gerrards Cross.

Famham 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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Graystoke, Beaconfield Road

Approximate Gross Internal Area

Ground Floor = 175.7 sq m / 1,891 sq ft

First Floor = 81.1 sq m / 873 sq ft

Second Floor = 19.8 sq m / 213 sq ft

Total = 276.6 sq m / 2,977 sq ft
(Including Garage)



Ground Floor

First Floor

Second 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.

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