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Magnolia Cottage Elm Close, Farnham Common, Buckinghamshire. SL2 3NA.

£1,150,000 Freehold

**\*\*NO ONWARD CHAIN\*\***

Nestled in the vibrant heart of Farnham Common, this characterful four-bedroom detached residence combines historic charm with contemporary living. Upon entry, you are greeted by a spacious entrance hall that immediately highlights the home's history, with original internal doors leading into an inviting living room. This generous space offers picturesque views over both gardens and flows seamlessly into a contemporary open-plan kitchen, dining, and additional living area. Equipped with integrated appliances, this modern kitchen is a true social hub, with double doors that open directly onto the garden, perfect for both relaxed evenings and entertaining.

Towards the rear of the property, a well-proportioned study overlooks the peaceful courtyard garden, creating an ideal work-from-home environment. Moving around the other end of this U-shaped layout, another spacious reception room provides flexible family space, accompanied by a utility room, an additional guest cloakroom, and a double garage, part of which has been expertly converted into an art studio—perfect for creative pursuits or additional storage.

The first floor offers four well-sized bedrooms, one of which is currently styled as a study. A cleverly positioned dressing area links one bedroom to the study, providing a convenient layout that could easily be altered to create a more traditional hallway, if preferred. The principal bedroom benefits from an en-suite shower room, while a separate shower room and bathroom serve the remaining bedrooms.

Externally, this property boasts a rear courtyard garden, perfect for barbecues and family gatherings. The front garden, currently serving as the primary outdoor space, is gated for privacy and security and offers ample parking for several vehicles.

This home represents a unique opportunity to acquire a property of genuine character and versatile space, ideally suited for a family looking for a blend of historic charm and modern convenience in a prime Farnham Common location.

#### THE AREA

The sought after Farnham Common Village borders the ancient woodland of Burnham Beeches, a 530 acre National Nature Reserve. The Village provides a good selection of shops and restaurants including a Sainsbury's and Tesco Express, a Costa Coffee, Post Office, Library and a Sports Club and close proximity to the M40/M4/M25 motorways gives easy access to the motorway network, and the Chiltern Line offers main line access to London Marylebone via Gerrards Cross or Beaconsfield.

The property is located right in the heart of the village. Cross rail is linked with nearby Burnham & Slough Stations and the property is located around 3 miles from both.

The area is well served by highly regarded state schools. For the latest information on specific school catchment areas please contact Bucks County Council Education Authority.





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

### Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



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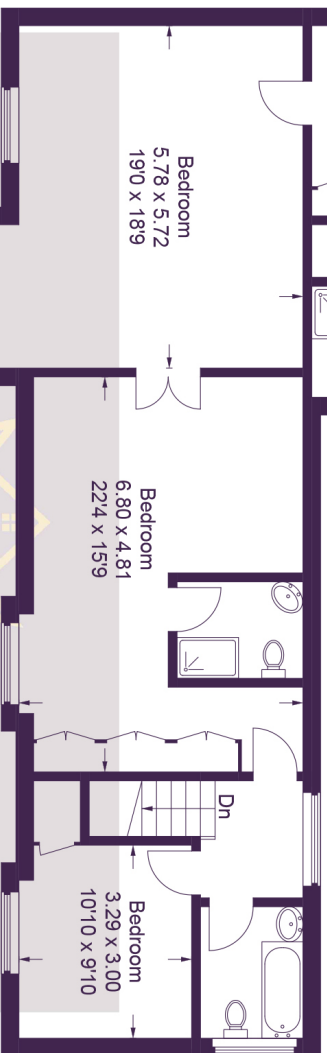
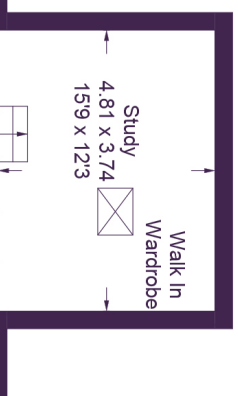
# Magnolia Cottage, Elm Close

Approximate Gross Internal Area

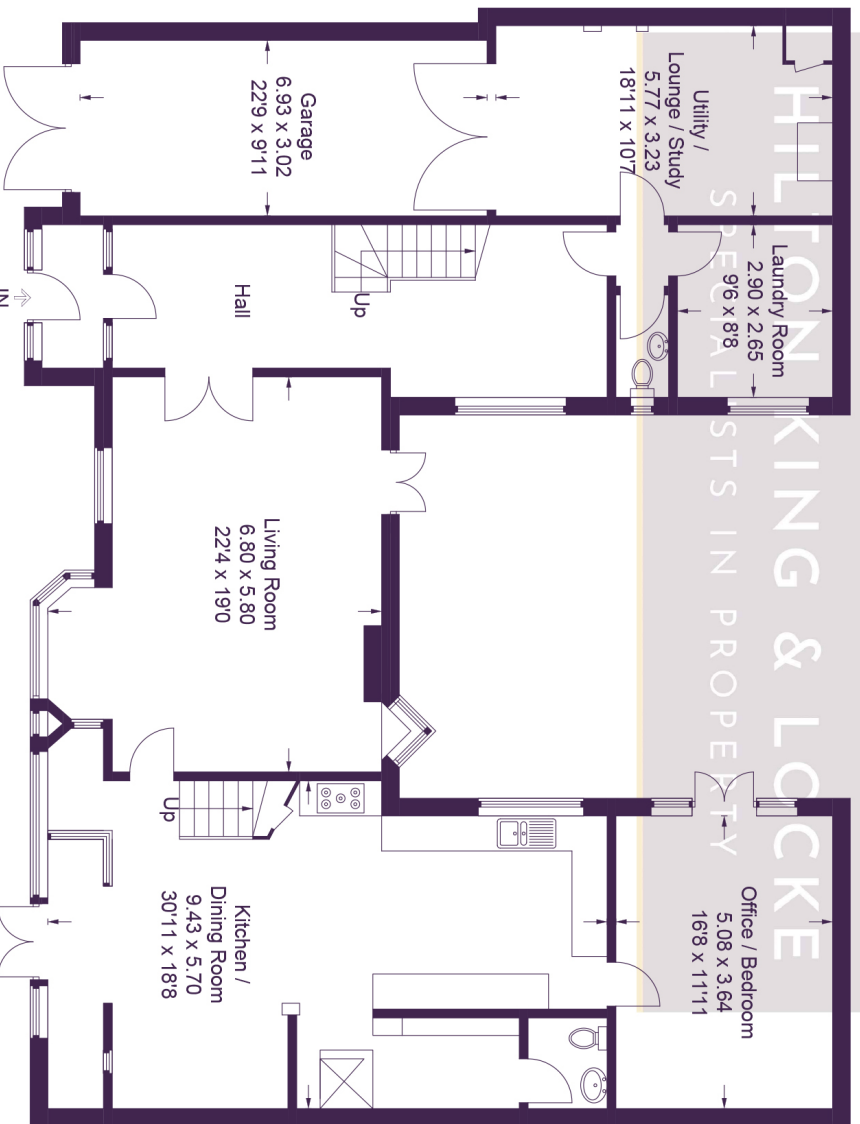
Ground Floor = 186.2 sq m / 2,004 sq ft

First Floor = 127.4 sq m / 1,371 sq ft

Total = 313.6 sq m / 3,375 sq ft  
(Including Garage)



First Floor



Ground 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.