



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



The Cottage in Egypt, Egypt Lane, Farnham Common. SL2 3LD.

OIEO £1,350,000 Freehold

Hilton King & Locke are delighted to offer for sale this unique family home. This is a property that must be viewed to be appreciated!

This four-bedroom cottage is also a perfect buy if you are looking for a forever home that you can make your own. This property has been well looked after and is immaculately kept. Existing accommodation sits at an impressive 2,625 square ft, and this imposing home is set in a wonderful plot.

Nestled on an expansive piece of land, this remarkable detached house offers a harmonious blend of spacious interiors and lush outdoor spaces. With a myriad of impressive features, this property redefines comfortable living.

Upon entering the property that is set back from the road behind a charming gate you are greeted by ample parking spaces for multiple cars, providing convenience for both residents and guests as well as a double garage with power. The well-maintained garden is the perfect space for family time or for entertaining and is well kept by the current vendors. This family home exudes a sense of grandeur while maintaining a welcoming atmosphere.

The abundance of natural light and open dining room create an inviting ambiance that seamlessly connects the various parts of the house. Step inside to discover the generous layout, featuring two elegantly designed reception rooms that provide a versatile space for relaxation and entertainment. A unique feature of this property is the flexible snug that can easily transform into a serene office space. Practicality is evident throughout, with plenty of storage options to keep the living areas clutter-free.

The well-appointed kitchen boasts integrated appliances and connects seamlessly to the conservatory, catering to modern convenience and functionality providing access to outside. A downstairs W/C adds to the convenience of daily living.

Ascending to the upper level, four spacious bedrooms await, with the master bedroom boasting an en-suite bathroom. Fitted wardrobes in all the bedrooms provide ample storage space. The main family bathroom completes the upstairs.



An exciting feature of the property is the location that overlooks the picturesque surroundings of Burnham Beaches offering an oasis for relaxation. The outdoor area is a paradise, with a double garage, shed and green house adding to the property's allure.

In conclusion, this detached house offers an extraordinary opportunity to embrace spacious living, versatile spaces, and a harmonious connection with nature. Its combination of functional design and exquisite features make it a property that stands out in every aspect.

Location

With its proximity to Farnham Common, Beaconsfield and Gerrards Cross, this property is well served by shops, cafés, restaurants and pubs, including the Emperor in Farnham Common itself. Sporting needs are catered for by nearby Stoke Park and its excellent golf and tennis clubs. Burnham Beeches is also home to a golf club and a vast network of trails for dog-walking and cycling in 540 acres of woodland.

Boating on the Thames is available at Cookham, Marlow and Maidenhead and the racecourses at Windsor and Ascot are easily accessible. There are several state and private schools in the area such as Caldicott Preparatory School for boys, Thorpe House School for boys, Gayhurst School for boys and girls, Eton College and Dr Challoner's Grammar School. The Chiltern Hills countryside is easily accessed offering outstanding natural beauty. Fast trains to Marylebone on Chiltern Rail take only 18 minutes and provide unrivalled access to Central London.



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.



23 High Street
Iver Buckinghamshire SL0 9ND

Tel: 01753 650033
iver@hklhome.co.uk

The Cottage in Egypt, Egypt Lane



Approximate Gross Internal Area
Ground Floor = 120.7 sq m / 1,299 sq ft
First Floor = 91.4 sq m / 984 sq ft
Garage = 31.8 sq m / 342 sq ft
Total = 243.9 sq m / 2,625 sq ft



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.

© CJ Property Marketing Ltd Produced for Hilton King & Locke