



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



100 Blackpond Lane, Farnham Royal, Buckinghamshire. SL2 3EG.

£950,000 Freehold

Hilton King and Locke are delighted to bring to the market this exceptionally spacious and beautifully presented family home offering over 2,200 sq ft of versatile accommodation.

Thoughtfully designed to provide a wonderful balance of open-plan living space and private rooms, this impressive property is ideal for modern family life and entertaining. The ground floor comprises a welcoming entrance hall that leads to a bright and generous dining room, perfect for family meals and gatherings. Adjacent to this is a stylish sitting area, which flows seamlessly into the stunning 23ft living room, offering plenty of natural light and views over the garden.

The well-equipped kitchen features ample storage and workspace, complemented by an adjoining utility room and a separate study, ideal for home working. There is also a convenient ground floor cloakroom and access to a substantial utility/garage/workshop area, providing excellent flexibility for storage or hobby use.

Upstairs, the first floor continues to impress with four well-proportioned bedrooms. The principal bedroom measures an impressive 18ft in length, offering plenty of space for wardrobes and a seating area. The remaining three bedrooms are all of good size, with easy access to a well-appointed family bathroom.

Outside, the property benefits from a private rear garden, complete with a separate garden room and shed, ideal for use as a home office, gym, or studio space. This superb home combines generous accommodation with practical features and a highly desirable layout, making it perfect for families seeking space and comfort. Viewing is highly recommended to fully appreciate all that this property has to offer.

THE AREA



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

Farnham 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.



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.



The Broadway
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Approximate Gross Internal Area

Ground Floor = 116.2 sq m / 1,251 sq ft

First Floor = 75.4 sq m / 811 sq ft

Shed / Garden Room = 14.4 sq m / 155 sq ft

Total = 206.0 sq m / 2,217 sq ft
(Excluding External Cupboard)



Not drawn to scale unless stated. Windows and door openings
list every care is taken in the preparation of this plan, please check all dimensions,
and compass bearings before making any decisions reliant upon them.

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