



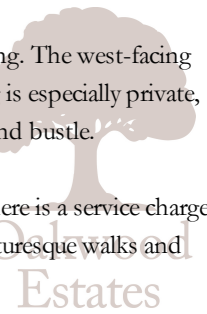
Situated in a quiet cul-de-sac, this private and peaceful property is set back from the road, offering exceptional seclusion. With a beautifully restored living space, it provides an ideal setting for family life. Upon entering, you are welcomed into a bright dining area, featuring a large bay window that floods the room with natural light.

The recently renovated kitchen boasts sleek quartz work surfaces, Neff appliances, two ovens, a proving drawer, and a four-ring gas hob, along with an abundance of floor and eye-level units for excellent storage. The top oven also has a built-in microwave facility. Adjacent to the kitchen is a utility room with a washer and dryer, providing access to the side of the property. The spacious family living room offers a relaxed space with access to the west-facing rear garden and patio area—ideal for outdoor dining and entertaining. The patio off the sitting room is largely south-facing, benefiting from sunlight for most of the day, while the patio off the bedroom is west-facing, perfect for enjoying the evening sun. The ground floor also features the principal bedroom, with high ceilings and an en-suite bathroom, including a bath, shower, toilet, and basin. A downstairs cloakroom completes the layout, offering good storage space for coats and household items, as well as a roomy central heating system.

Upstairs, Bedroom 2 includes a large walk-in wardrobe and an en-suite with a shower, basin, and toilet. Bedroom 3 is a comfortable double with the added bonus of a large balcony overlooking the front aspect, while Bedroom 4, currently used as an office, offers flexibility as a large single or double bedroom. The family bathroom features a toilet, basin, and a bath with an overhead shower.

Externally, the property occupies a private plot of approximately 0.25 acres, with a double garage and ample off-street parking. The west-facing rear garden is a standout feature, offering a tranquil space to relax and unwind in the afternoon and evening sun. The setting is especially private, with mature hedging and trees providing a natural boundary and creating a peaceful retreat away from the hustle and bustle.

The property has been updated throughout, including new ceilings and floors, ensuring a fresh, modern feel. Additionally, there is a service charge of approximately £400 per annum. The property is just a short distance from the stunning Burnham Beeches, offering picturesque walks and nature trails right on your doorstep.



Property Information

-  4 BEDROOM DETACHED COTTAGE
-  DOUBLE GARAGE
-  PRIVATE ROAD
-  WALKING DISTANCE TO BURNHAM BEECHES
-  EPC- D
-  3 BATHROOMS
-  WRAP AROUND GARDEN
-  POTENTIAL TO EXTEND (S.T.P.P)
-  COUNCIL TAX BAND- G
-  2389 SQ FT

					
x4	x3	x3	x5	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Service Charge

We have been advised by the vendor that there is a service charge for the estate of circa £400 per annum

Local Area

Farnham Common Village centre offers an excellent high street with Sainsbury's, Costa, Tesco plus a variety of local shops, amenities, pubs and places to eat. Larger shopping centres can be found in Windsor, High Wycombe (Eden centre) and Uxbridge (The Chimes). Farnham Common is excellent for access to Heathrow and the Elizabeth Line (crossrail at Slough or Burnham). Gerrards Cross and Beaconsfield are also close by, providing a train line direct to London Marylebone in 20 minutes via Chiltern Railways. M40 (J2)

Local Schools

Buckinghamshire is well renowned for its local schooling and being one of the last counties to still offer Grammar Education.

- The Beaconsfield School
- Burnham Grammar School
- Dair House School
- Stoke Poges School
- Langley Grammar School
- Beechwood School
- St Mary's School (Gerrards Cross)
- Eton College
- Claire's Court Schools (Maidenhead)
- Wycombe Abbey School
- Caldicott School

- Gayhurst School
- Godstowe Preparatory School
- Dorney School

We recommend that you check with the local authority or school to confirm that you meet the requirements of your appointed educational institution.

Leisure

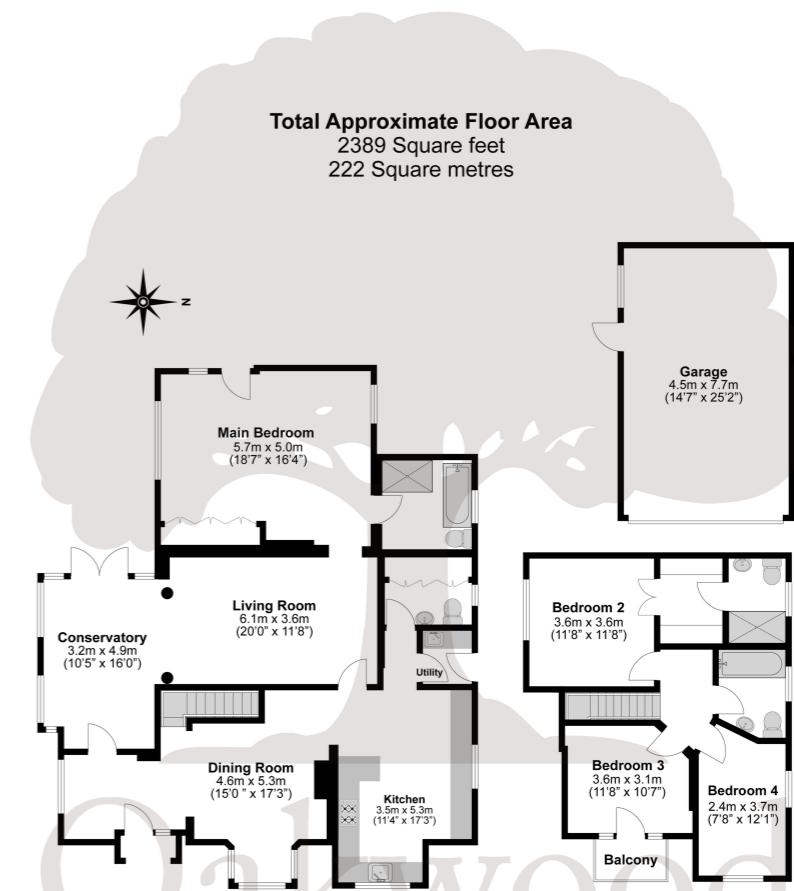
Farnham Common offers a variety of leisure activities for residents and visitors to enjoy. The village's proximity to the beautiful countryside provides opportunities for scenic walks, cycling, and outdoor exploration. The nearby Burnham Beeches, a protected area of ancient woodland, is a popular destination for nature enthusiasts.

For those interested in sports and recreation, the area features local sports clubs and facilities, including golf courses and tennis courts. The community often organizes events and activities, fostering a sense of camaraderie among residents.

Additionally, Farnham Common benefits from its proximity to larger towns and cities, providing access to theaters, cinemas, restaurants, and cultural events.

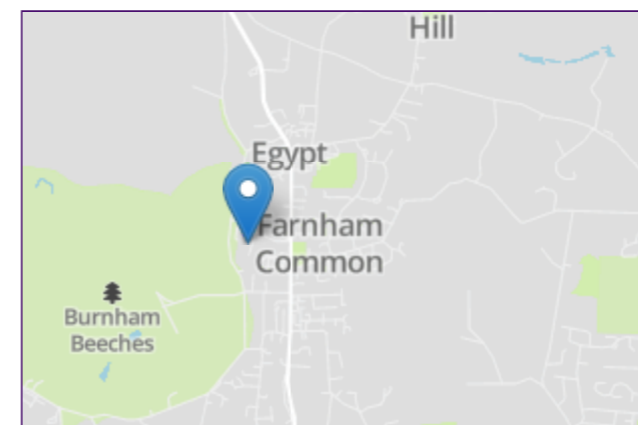
Council Tax
Band G

Floor Plan



Illustrations are for identification purposes only, measurements are approximate, not to scale.

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	