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Macros Cottage, Hawthorn Lane, Farnham Common. SL2 3TE.

Offers in Excess of £1,000,000 Freehold

A quite beautiful character cottage believed by the vendor to originally date back to the 16th Century, that borders and offers direct access to the renowned Burnham Beeches and it's stunning 500 acres of woodland. With this in mind, the tranquil setting is just perfect for a buyer who wants to get away from it all, and who also enjoys the outdoors, as the adjoining Lord Mayors Drive is not accessible by car, with the owner having a gate code for this gated access.

This three double bedroom, three reception family home currently sits at over 2000 square ft, while also having planning permission granted for a large single storey side/rear extension that would increase the accommodation by 48%. See planning ref: PL/23/3174/FA.

Another standout feature are the totally secluded grounds that in total are around 1/4 acre, which in turn offer both a front gate via Lord Mayors Drive into the Beeches, but also it's own gated entrance on Hawthorn Lane. These well cared for gardens are mainly laid to lawn, and cover three sides of the property, with the seclusion coming from high hedging on the borders. Also within the grounds are a modern summerhouse with store, that could be ideal as an office/gym or studio, plus there is off street undercover parking, that is provided by a traditional timber 19'7 x 19'2 barn garage, which has a useful 19'2 x 6'1 store attached.

As you enter the ground floor, you will be immediately impressed by a 14'11 x 14'8 entrance reception/sitting room that has a window overlooking the grounds, alongside a cosy inglenook fireplace with log burner. This area then gives you direct access to the dining room, living room and study.

The 14'3 x 10'3 dining room offers a lovely double aspect, again overlooking the grounds, and a feature fireplace, while the 16'11 x 14'1 living rooms best features are another log burning fireplace and also a bay window that features sash windows and a door to the outside. The 14'2 x 11'7 study provides more useful space and lots of storage cupboards.

To the west side of the entrance reception is an inner lobby that takes you to a cloakroom, and leads to the 15'10 x 13'6 kitchen/breakfast room. This double aspect room has its own utility, two access points



into the gardens, ample kitchen units, space for an Aga, and also a table and chairs.

Moving upstairs, three excellent sized double bedrooms and a family bathroom await. Bedroom one measures 16'8 x 14'7 and has a stunning bay fronted, sash window, while bedrooms two and three also have sash windows and measure 14'3 x 11'3 and 14'3 x 10'2. The bathroom is modern, contemporary in design, and includes a panel bath with shower over and screen, plus a wash basin and bidet.

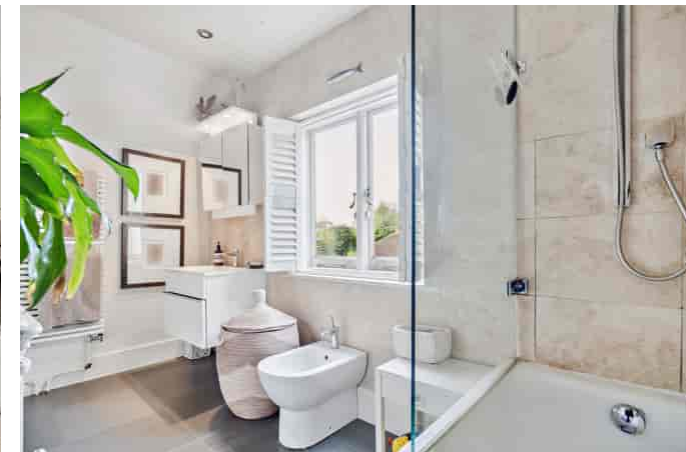
#### THE AREA

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.

Crossrail at nearby Burnham Station provides commuters with easy access across central and to London to Canary Wharf/Liverpool Street. 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](http://www.buckscc.gov.uk).



#### Important Notice

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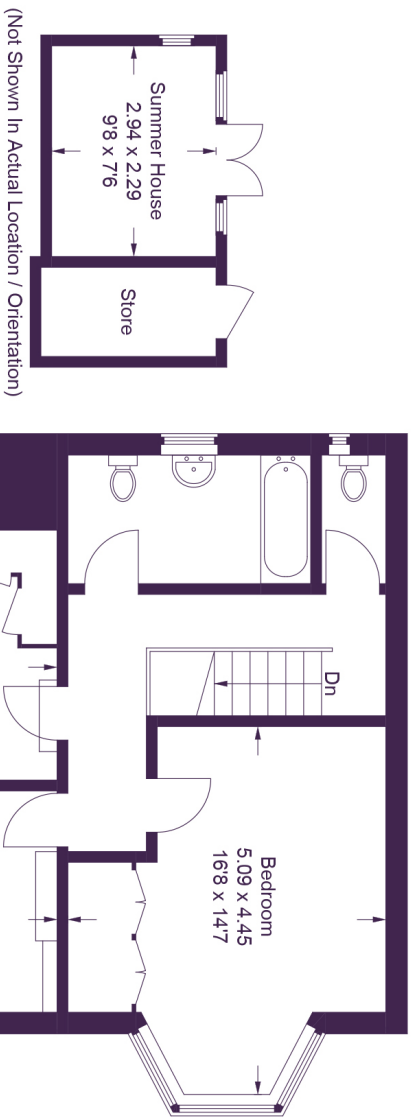
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# Macro's Cottage, Hawthorn Lan



Approximate Gross Internal Area  
Ground Floor = 98.5 sq m / 1,060 sq ft  
First Floor = 71.9 sq m / 774 sq ft  
Outbuildings = 20.7 sq m / 223 sq ft  
(Excluding Carport)  
Total = 191.1 sq m / 2,057 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.