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SPECIALISTS IN PROPERTY



The Lodge, Parsonage Lane, Farnham Common, Buckinghamshire. SL2 3PA.

£1,250,000 Freehold



This family home is situated in one of Farnham Commons most desirable locations, Parsonage Lane, which offers a short walk to the village centre and its many amenities, plus of course the beautiful Burnham Beeches.

Standout features of this property are the generous, and very private, front and rear gardens, which in total extend to around 1/3 acre. There is therefore scope for improvement and extending (subject to the usual consents).

Internally there is over 2600 square ft of accommodation on offer. On the ground floor are three reception rooms, a kitchen/breakfast room, and a utility.

The 17'8 x 12'5 living room and 15' x 10'4 dining room both offer a front aspect and have feature bay fronted windows, with the living room giving you direct access to a 13'7 x 11'10 family room and then in turn access via double doors to the garden. The kitchen is a good size at 21'11 x 9'3 and has a delightful twin aspect overlooking the rear garden. Completing the ground floor is an integral double garage measuring 16'8 x 16'5.

Upstairs, the spacious 15'1 x 14'5 master bedroom has fitted wardrobes and its own ensuite bathroom, and there also a family bathroom that offers a rear aspect overlooking the garden, as do three more of the bedrooms. In total there are six bedrooms on this floor, with bedroom two 14'4 x 11'9 and having fitted wardrobes, as does the 13'0 x 11'4 bedroom three.

Outside the impressive grounds are mainly laid to lawn, the rear






garden having a patio, shrub/tree borders and is also very private.

You enter the property via a large drive and double front gates, with the property nice and secluded from the road.

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 Sainsburys and Tesco Express, a Costa Coffee, Post Office, Library and a Sports Club and close proximity to the M40/M4 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 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 or visit: [www.buckscc.gov.uk/education/school](http://www.buckscc.gov.uk/education/school).

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>		
(55-68) <b>D</b>		68
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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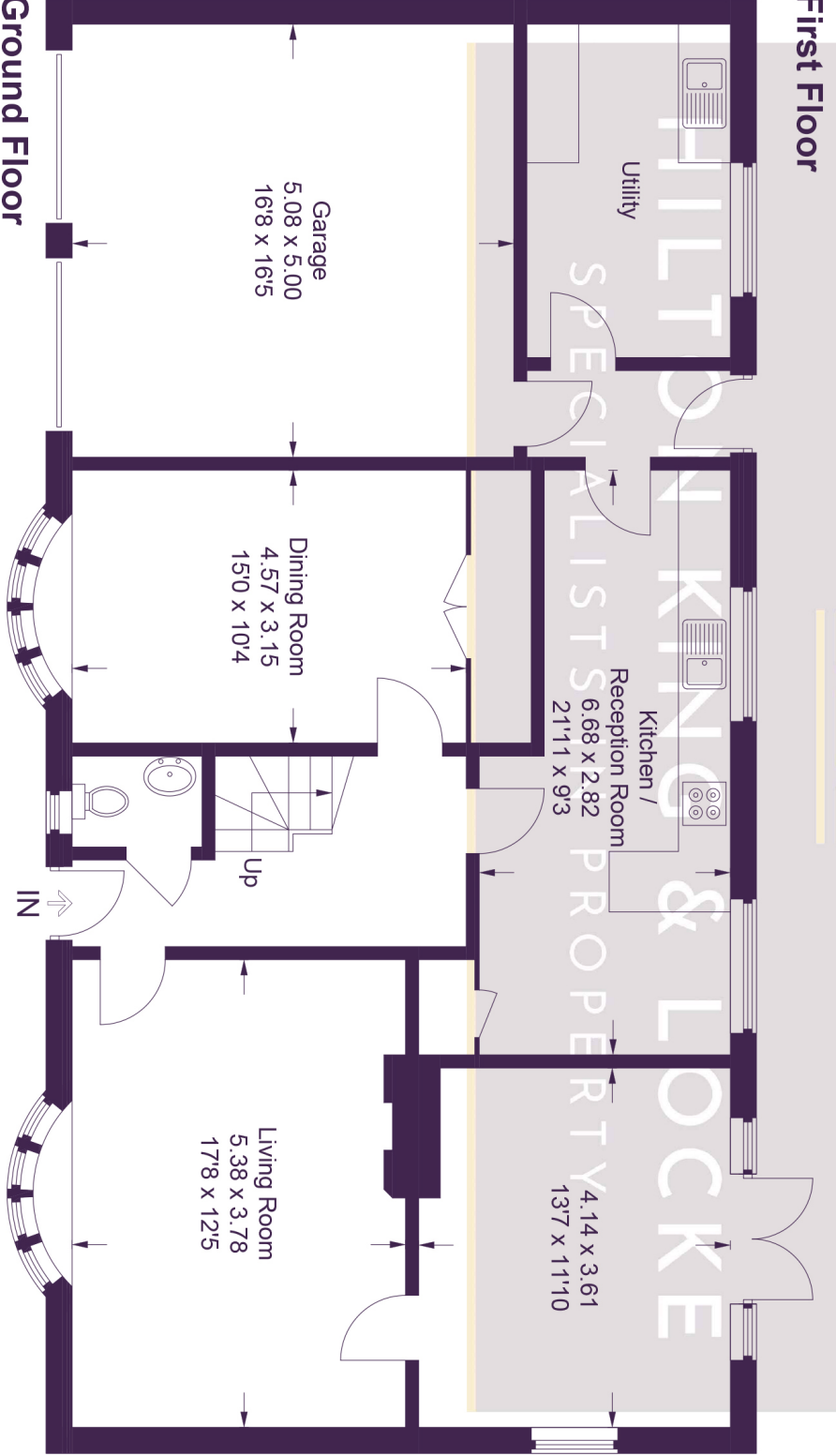
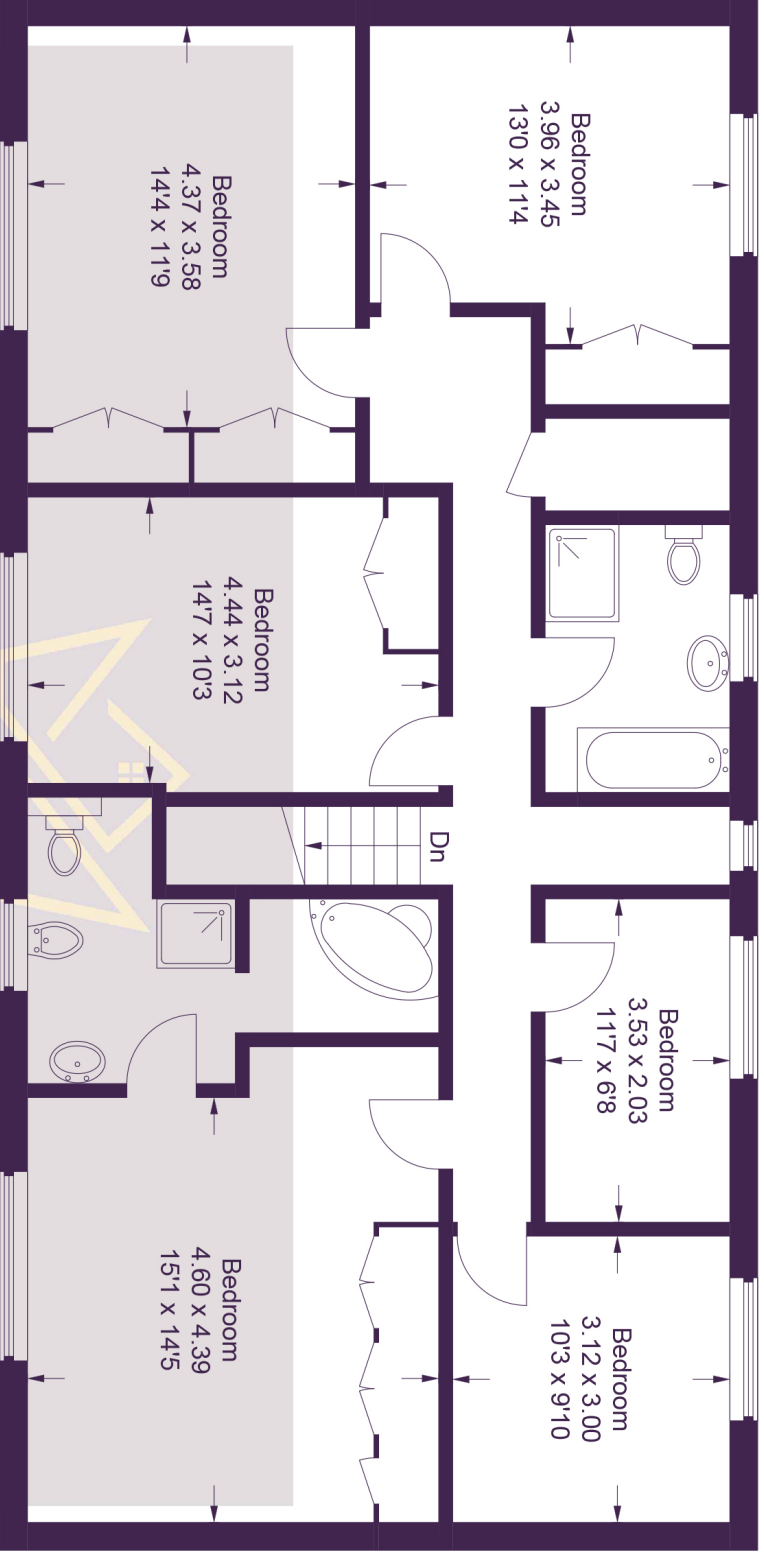
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# The Lodge

Approximate Gross Internal Area (Including Garage)  
Ground Floor = 123.6 sq m / 1,330 sq ft  
First Floor = 123.1 sq m / 1,325 sq ft

Total = 246.7 sq m / 2,655 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.