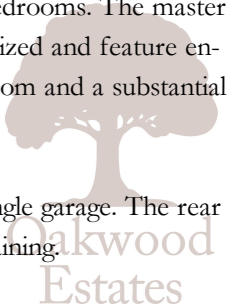


This exceptional six-bedroom, six-bathroom detached home, situated on one of Farnham Common's most prestigious roads, has been meticulously rebuilt to an exceptional standard over the past 18 months. Spanning nearly 4,000 square feet, the property offers thoughtfully designed and expansive living spaces across three floors. Highlights include four reception rooms, a bespoke kitchen with an island unit and bifold doors opening to the garden, six double bedrooms each with en-suite facilities, and electric gates leading to ample off-street parking and a beautifully landscaped rear garden.






Upon entering, you're welcomed by a bright and spacious entrance hall featuring full-length front windows and a grand central staircase leading to the first-floor gallery landing. At the end of the hallway, double doors open into the stunning kitchen/dining/family room, which boasts bifold doors to the rear garden and skylight windows that flood the room with natural light. The kitchen is equipped with an extensive range of bespoke units and high-quality appliances, with the island unit serving as a central focal point for entertaining. This room also includes space for a dining table and sofa, complemented by a utility room and a playroom with a rear aspect window. The main sitting room is equally impressive, with a front aspect window and double doors leading back to the hallway. The ground floor also features a study/games room (currently used as a gym) and a cloakroom, completing this highly impressive level.






On the first floor, the gallery landing offers a picturesque view through the front window, leading to the five bedrooms. The master suite includes a dressing room and an en-suite bathroom, while the remaining four bedrooms are also double-sized and feature en-suite facilities. Stairs from the first-floor landing ascend to the second floor, where you will find the sixth bedroom and a substantial bathroom with a step-up double bath, centrally located in the room.

Externally the property has extensive off-street parking accessed via electrically operated gates, along with a single garage. The rear garden is predominantly laid to lawn and features a large paved terrace, ideal for outdoor entertaining.



Property Information

-  6 BEDROOM DETACHED HOME
-  RECENTLY RENOVATED
-  INTEGRAL GARAGE
-  SOLD VIA 'SECURE SALE'
-  COUNCIL TAX- BAND H

-  SECURE ELECTRIC GATES
-  OPEN PLAN KITCHEN / DINING / LIVING ROOM
-  IMMEDIATE 'EXCHANGE OF CONTRACTS' AVAILABLE
-  EPC- B
-  3758 SQ FT

					
x6	x3	x6	x7	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



Ground Floor
Floor area 160.1 sq.m. (1,723 sq.ft.)

First Floor
Floor area 136.5 sq.m. (1,469 sq.ft.)

Second Floor
Floor area 52.6 sq.m. (566 sq.ft.)

TOTAL: 349.1 sq.m. (3,758 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.



Local Area

Farnham Common is a picturesque village located in Buckinghamshire, England, known for its serene atmosphere and attractive blend of rural and suburban living. Nestled just a few miles from the historic town of Farnham Royal and within easy reach of larger towns like Slough and Beaconsfield, Farnham Common offers a delightful setting that caters to a range of lifestyles.

Travel Links

Farnham Common benefits from excellent transport links. The village is well-connected by road, with the M40 and M4 motorways accessible within a short drive, providing straightforward routes to London and other major cities. For rail travel, Slough station is nearby, offering regular services to London Paddington and Beaconsfield station to London Marylebone as well as connections to the wider rail network.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all

bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

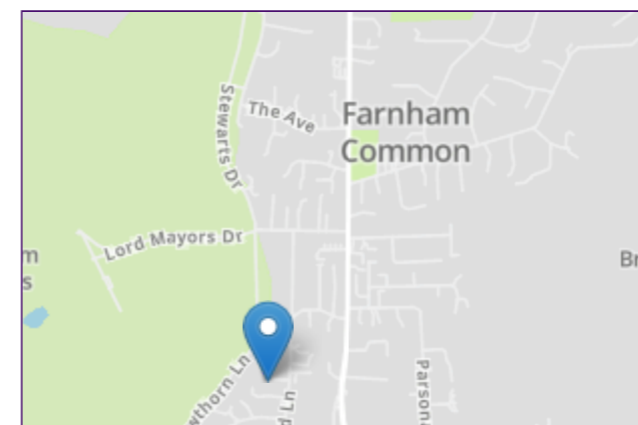
Auctioneers Further Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax

Band H



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	