



HILTON KING & LOCKE

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Long Close, Farnham Common, Buckinghamshire. SL2 3EJ.

£1,500,000 Freehold

5/6 BEDROOM, 5 RECEPTION, 6 BATHROOM DETACHED HOME

WITH ACCOMMODATION SET AT OVER 4200 SQUARE FT

PRESENTED TO A VERY HIGH STANDARD WITH MODERN KITCHEN AND BATHROOMS

LOCATED IN A SMALL AND SOUGHT AFTER CUL-DE-SAC OFF BLACKPOND LANE

A stunning and extremely deceptive property that must be viewed internally in order to appreciate its excellent sized rooms and overall accommodation.

Located in Long Close, this beautifully presented family home offers all of the benefits of cul-de sac living, plus is also walking distance to Farnham Commons many amenities which include Costa, Tesco, Sainsburys, plus the beautiful Burnham Beeches and its 500 acres of woodland.

Internally and on the ground floor, you enter the property via a spacious 23'8 x 8'10 hall, which in turn gives you direct access to the living room, kitchen/family room, gym/bedroom 6, the office, and a cloakroom.

The living room measures 23'1 x 18'2 and has a twin front aspect, which offers french doors that take you into the 24'1 x 11'1 dining room, that also has french doors leading out to the garden. There is also a skylight window in this room providing lots of natural light.

The kitchen/family room is a hugely impressive 26'3 x 21'4 and really is the hub of the home, therefore perfect for all of the family to enjoy and also to entertain in. This room has an array of fitted modern units, a breakfast bar within a centre isle, plus a large rear aspect window overlooking the garden. From here you also have direct access to the aforementioned dining room, a walk in larder, and a second kitchen/utility room.

The gym /bedroom six has a useful side door leading to the outside, plus also has a shower room at the end, which means this space could also be an ideal guests room. From the gym, you can also access the 16'11 x 15'1 double garage that has lots of storage.

The office measures 16'9 x 8'10 and has storage, plus has a fully fitted work space.

Moving upstairs, you have five excellent sized bedrooms. Bedroom one is 19'5 x 11'1 and has it's own ensuite plus walk in wardrobe, bedroom two measures 14'10 x 13'10 with an ensuite, bedroom three is 15'4 x 14'9 with an ensuite plus another walk in wardrobe, bedroom four is some 20'5 x 12'9 with its own ensuite, while the smallest bedroom is still some 16'1 x 9'5 and also has another ensuite.

In addition to the internal accommodation there is also a large loft space above the garage of 19'5 x 14'11, plus the property boasts underfloor heating.

Externally, the frontage has a low maintenance block paved driveway which offers parking for numerous vehicles.



The rear garden is also fairly low maintenance and is south facing too, therefore perfect for those long summer months. It is mainly laid to lawn with shrub borders, plus houses a 16'6 x 9'8 summerhouse towards the rear.

THE AREA

Located right in the heart of the village - a short walk to both Burnham Beeches and The Broadway with its many shops and amenities. Locally you can find Costa Coffee, Sainsbury, Tesco and an array of local shops and places to eat.

Cross rail will now be linked into nearby Burnham Station.

The property is located around 3 miles from Burnham Station and 3 miles from Slough Station. The motorway network of the M40, M25 and M4 are all also within easy reach. 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.

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.



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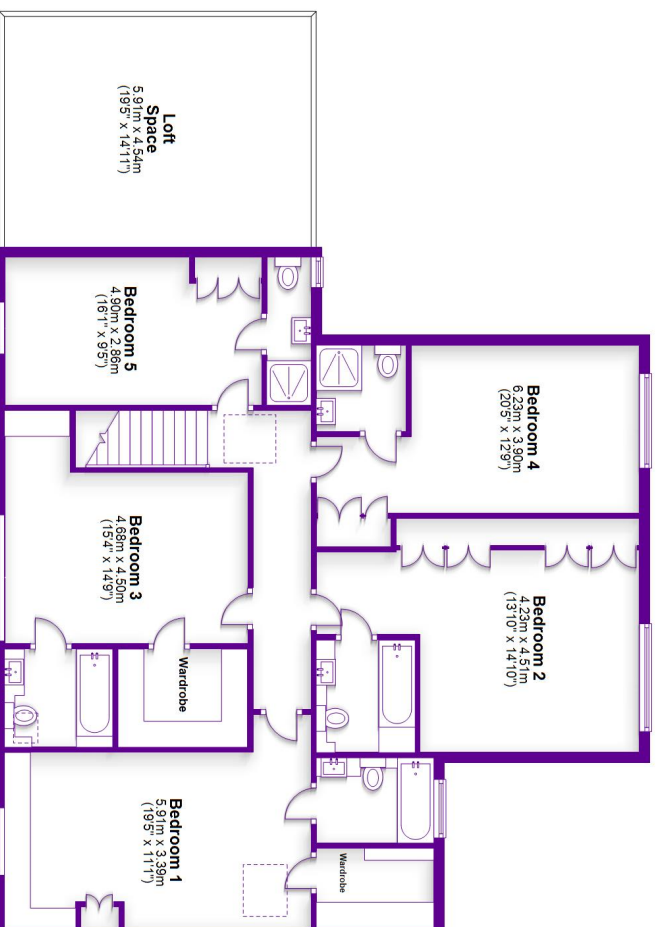
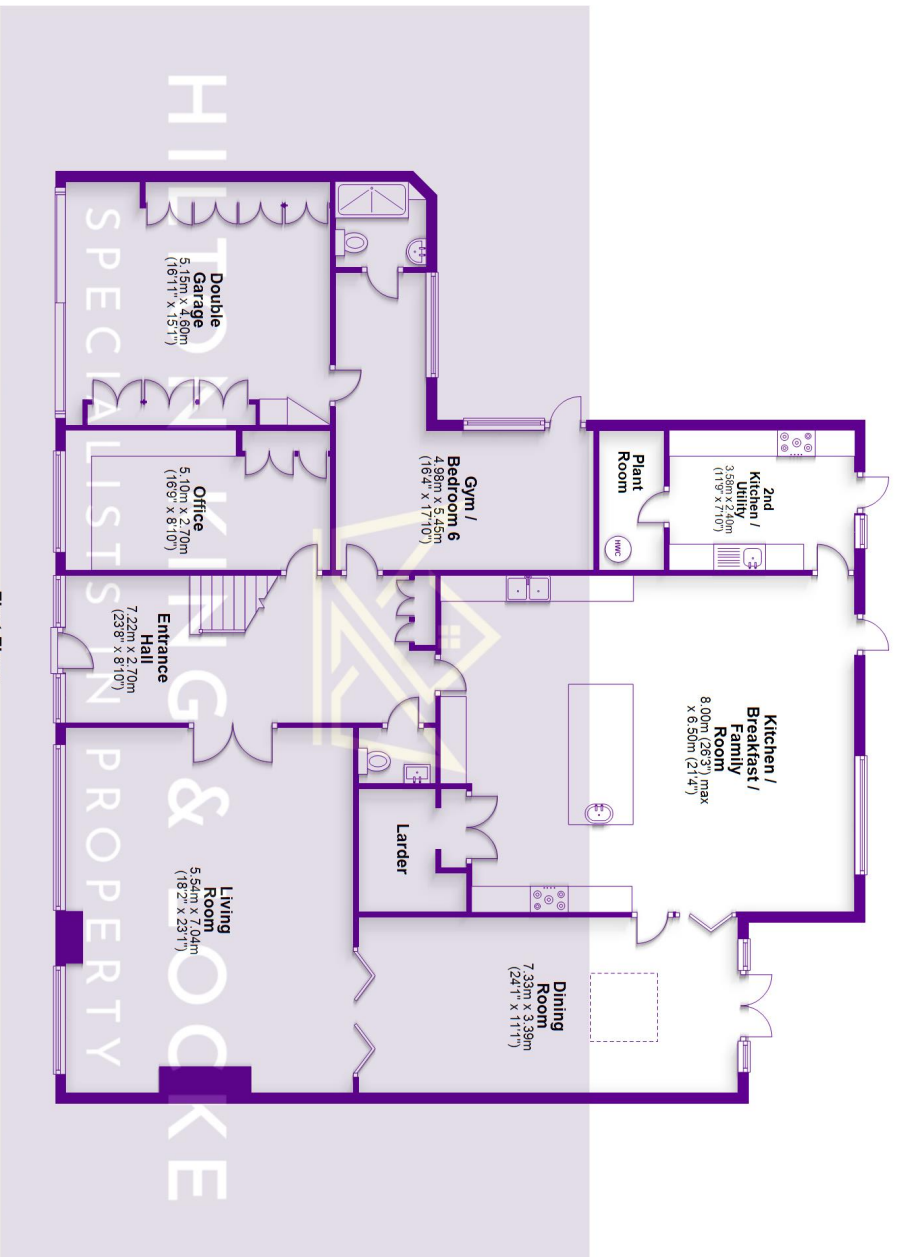
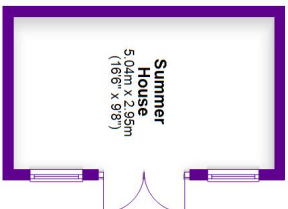


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Ground Floor

Approx. 222.0 sq. metres (2497.4 sq. feet)



Total area: approx. 392.4 sq. metres (4224.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position and size of doors, windows, appliances and other features are approximate only and should not be relied upon. Total area includes loft room, outbuildings and garages.
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