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Burwood House, Highlands, Farnham Common, Buckinghamshire. SL2 3JR.

£1,295,000 Freehold

Built in 1999 and maintained to a beautiful standard, this outstanding five-bedroom detached home offers elegance, space, and comfort in equal measure. Tucked away within an exclusive gated development, the property combines generous proportions with timeless style, making it the perfect family retreat.

From the moment you step inside, the sense of space is undeniable. The grand hallway and landing set the tone for what is to come, creating a light and welcoming atmosphere throughout the home. On the ground floor, you will find two convenient downstairs toilets, along with a separate utility room leading from the kitchen.

The living spaces are truly impressive. The magnificent family room, measuring 19'6 by 12'10, features a striking fireplace with a gas outlet ready for connection, providing the perfect focal point for cosy evenings. Equally inviting, the living room at 15'9 by 12'10 is finished with stylish Artex tiles and opens directly onto the garden through French doors. A formal dining room, measuring 15'2 by 13'9, offers the ideal setting for entertaining on a grand scale, while the expansive kitchen and dining area, an impressive 24'0 by 11'8, forms the heart of the home, combining practicality with everyday family living.

Upstairs, the property boasts five double bedrooms, each offering comfort and generous proportions. The smallest, Bedroom Five, at 12'10 by 9'2, remains a true double, while Bedroom Four provides 14'6 by 12'0 of versatile space. Bedroom Three measures 16'2 by 12'0 and would make an excellent guest room or a spacious retreat for older children. Bedroom Two, at 17'9 by 12'11, benefits from its own en-suite, while the stunning principal bedroom features an en-suite and dressing area, perfectly designed to create a luxurious private haven. A stylish family bathroom, complete with both a bath and a separate shower, completes the first floor.

The home is further enhanced by its generous outdoor and practical features. A large driveway and double garage provide ample parking and storage, while the loft is easily accessed by ladder, offering further



potential if desired, though it is not currently boarded.

Set within a secure gated community, residents enjoy peace of mind alongside the advantages of communal care. An annual service charge of £800 covers road maintenance, groundskeeping, and the maintenance of the front garden, ensuring the development remains beautifully presented year-round.

This remarkable home is a rare opportunity to acquire a property of such scale and quality within a prestigious gated setting. Offering space for the whole family and a layout designed with both everyday living and entertaining in mind, it is ready to welcome its next owners.

AREA

Located in a sought-after area, this property is within easy reach of Farnham Common, which offers a variety of shops, restaurants, and cafés, including Tesco, Sainsbury’s, Costa Coffee, and the popular La Cantina Del Vino. Burnham Beeches, a stunning 500-acre woodland, is nearby, providing scenic walking and cycling trails, as well as a charming café.

Excellent transport links include direct trains from Gerrards Cross and Beaconsfield to London Marylebone in around 20 minutes, while Crossrail

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	79
(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	



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Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



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Burwood House

Approximate Gross Internal Area

Ground Floor = 128.8 sq m / 1,386 sq ft

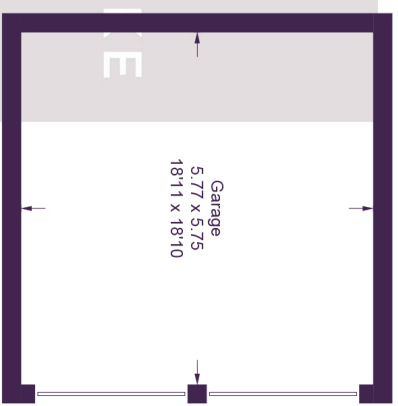
First Floor = 125.7 sq m / 1,353 sq ft

Garage = 33.1 sq m / 356 sq ft

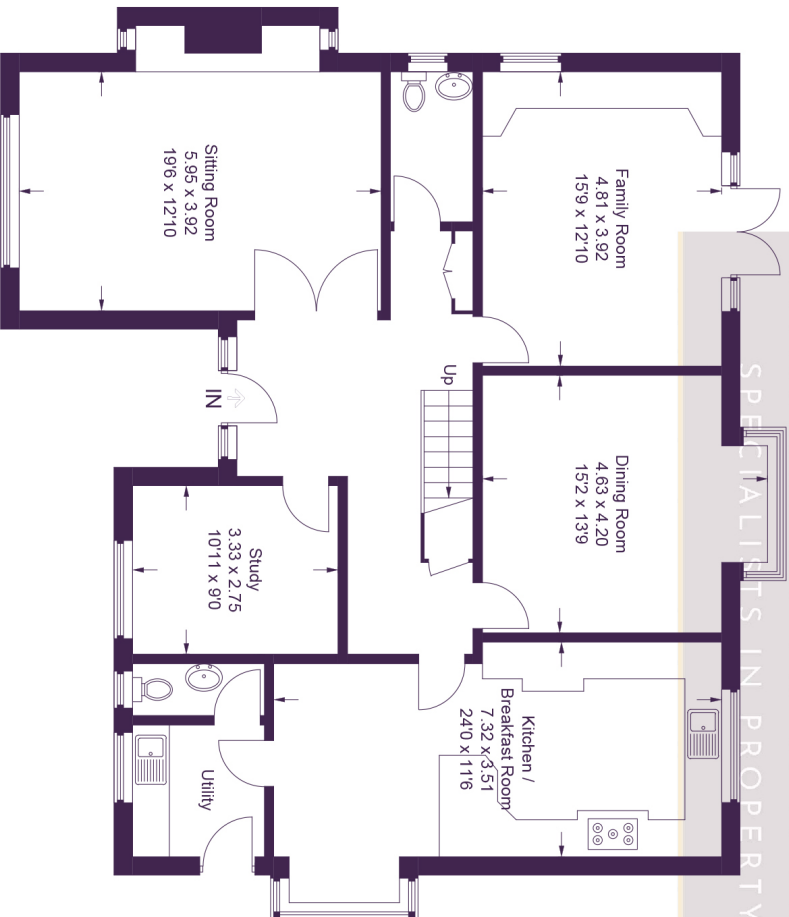
Total = 287.6 sq m / 3,095 sq ft



First Floor



(Not Shown In Actual Location / Orientation)



Ground Floor

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.

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