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Elm Cottage, Farnham Lane, Farnham Royal, Buckinghamshire. SL2 3SE.

£2,250,000 Freehold

A charming five bedroom, three reception, two bathroom detached character home which is set within impressive grounds of around 1.4 acres. A unique feature of this property is the versatile accommodation on offer, in that there is a detached Cottage named The Old Stables located beside the main house, which could be used for living accommodation, or alternatively potentially be used to run a business from (subject to the usual consents). There is also the option for it to be rented out in order to generate extra income. In total, there is over 4000 square ft of accommodation on offer.

Another standout feature are the quite beautiful grounds, which also offer stunning views over neighbouring fields and beyond.

Elm Cottage also offers immense potential as the seller has been exploring options with South Bucks Council for both a much larger four storey replacement dwelling, which would include the relocation of vehicular access, a detached garage and a swimming pool/gym complex in the basement, or alternatively a 4000 square foot house, potentially under permitted development. Plans can be forwarded and provided upon request.

In addition, a certificate of lawfulness was obtained in 2019 to enable a swimming pool complex to be built on the site of the now unused Tennis Courts.

Internally and upon entering the main house, you will immediately notice the character on offer that can only be found in properties of this age, such as gorgeous high ceilings, picturesque windows, exposed wooden flooring and light and airy rooms. Spacious accommodation is on offer here totalling over 2600 square ft, with three excellent reception rooms, a kitchen/breakfast room, plus cloakroom and utility. The inter connecting living/dining rooms are both over 20ft in length and offer a delightful double aspect, with french doors both overlooking and giving access to the grounds, while a 19'1 x 14'5 sitting room also has a feature bay window.

There are then five first floor bedrooms, a family bathroom plus an ensuite to the master bedroom, which in turn is some 19'3 x 13' and has another feature bay window, as does the 16'5 x 13'5 double aspect bedroom two.

The Old Stables is in excellent order throughout and offers a bright, contemporary feel, while also offering an impressive 1427 square ft. Its double aspect living room measures 24'9 x 18'9 and gives direct access to the



24'11 x 8'4 kitchen, which you can also access directly from the hall. Moving through the ground floor there is a cloakroom, a shower room, a 15'7 x 13'7 bedroom with fitted wardrobes, and lastly a single bedroom. Upstairs, is a bright, double aspect bedroom offering some great views over fields.

The aforementioned grounds include a large patio area which is a perfect place to sit, unwind in, and enjoy the sunshine, or alternatively eat alfresco during the long summer evenings. The gardens are mainly laid to lawn, with also a variety of shrubs and trees.

There is plenty of parking on offer too, as the property is approached from the road and onto a large gravel drive with a turning space.

THE AREA

Farnham Royal and Farnham Common are 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 provides commuters with easy access across central London to Canary Wharf. 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 Royal, Dair House in Farnham Common 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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Elm Cottage

Approximate Gross Internal Area

The Old Stables - Ground Floor = 115.0 sq m / 1,238 sq ft

The Old Stables - First Floor = 17.6 sq m / 189 sq ft

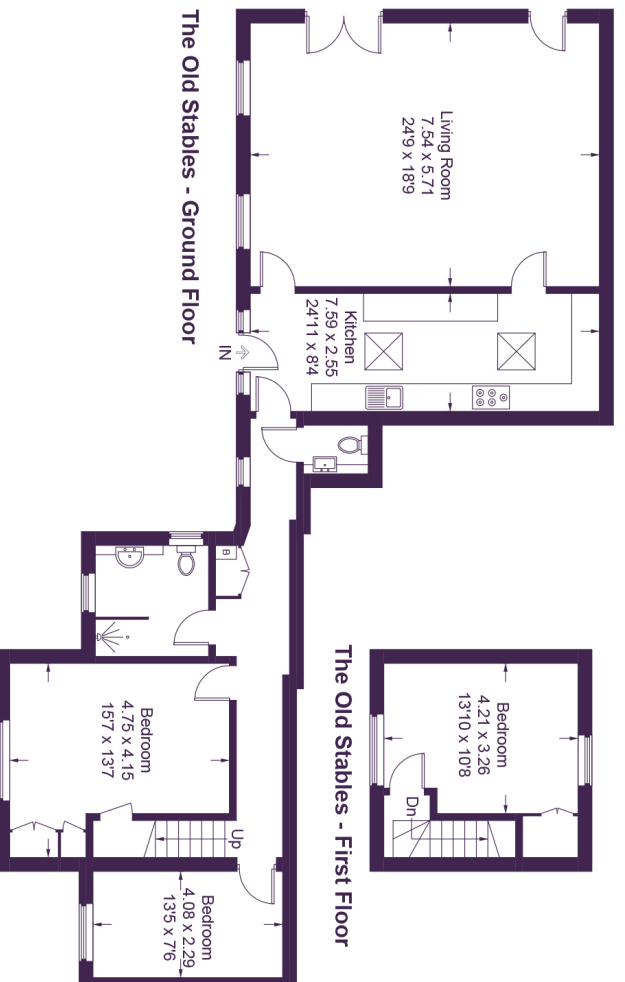
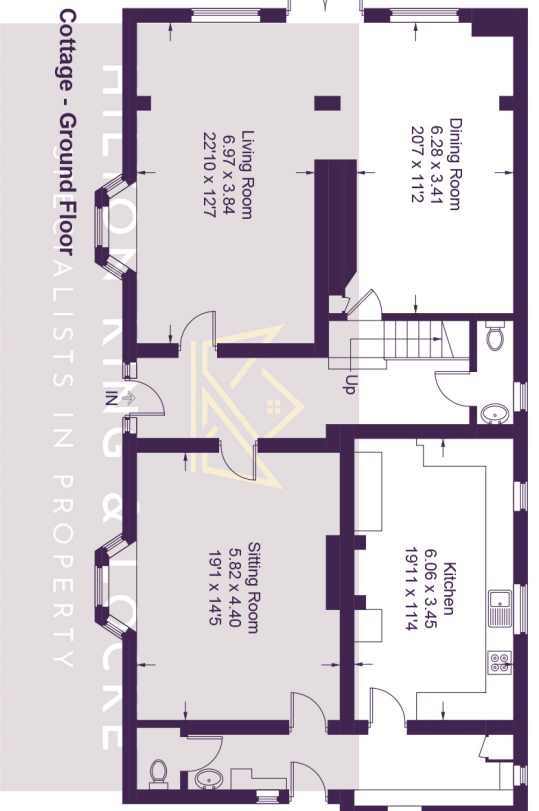
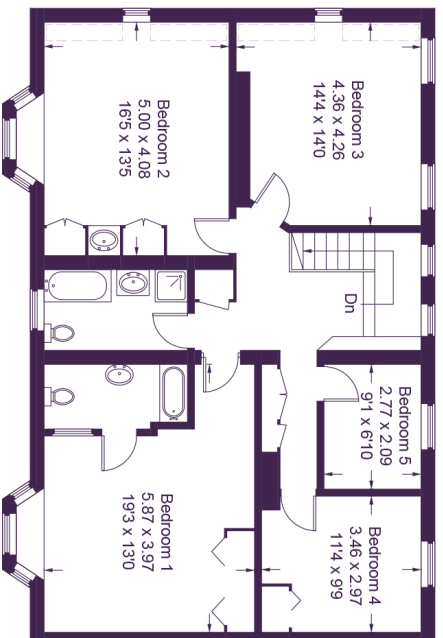
Cottage - Ground Floor = 137.0 sq m / 1,475 sq ft

Cottage - First Floor = 107.6 sq m / 1,158 sq ft

Total = 377.2 sq m / 4,060 sq ft



 = Reduced headroom below 1.5m / 50



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.