













Nestled in the heart of Farnham Common, this three-bedroom detached cottage beckons those with a passion for personalisation. Upon entry, the expansive front aspect living room welcomes you, seamlessly connecting to the dining room. Adjacent to the dining space is the well-appointed kitchen, featuring both floor and eye-level units, along with a spacious cooker as you explore the rear of the property, a delightful conservatory awaits, offering picturesque views of the enchanting garden.

Venture upstairs to discover three bedrooms, each boasting its own en suite and built-in storage, ensuring a perfect blend of style and practicality. However, it's worth noting that the property, while retaining its charming character, is ready for modernization to bring it up to contemporary standards.

A secure garage offers convenient storage for vehicles, tools, or recreational equipment. Ample parking space for up to three cars ensures practicality for both residents and guests. Moreover, the property comes with the advantage of previous planning consents, presenting exciting possibilities for future customization or expansion according to your unique vision, ultimately transforming this cottage into a modern and personalized dream home..

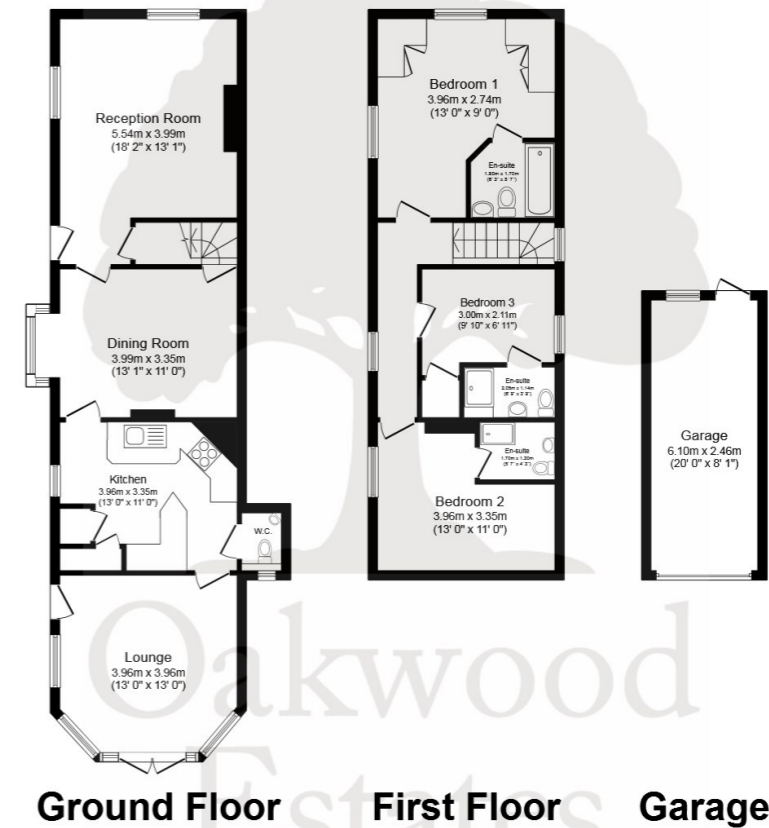


## Property Information

-  3 BEDROOM DETACHED COTTAGE
-  REQUIRES MODERNISATION
-  CIRCA 180 FT GARDEN
-  WALKING DISTANCE TO BURNHAM BEECHES
-  1419 SQ FT
-  3 RECEPTION ROOMS
-  PREVIOUS PLANNING TO EXTEND
-  GARAGE & DRIVEWAY PARKING
-  EPC - D
-  COUNCIL TAX BAND - F

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

## Floor Plan



Total floor area 131.8 sq.m. (1,419 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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 known for its scenic landscapes, historical charm, and proximity to both natural beauty and urban conveniences. Just one minute walk from the property is Farnham Common Sports Club where local rugby, tennis, cricket, squash and lacrosse teams play.

The village is surrounded by lush greenery, with open fields, woodlands, and parks contributing to its idyllic setting. Residents enjoy the benefits of a close-knit community atmosphere while still having easy access to essential amenities. The area is characterized by a mix of traditional architecture and modern residences, creating a diverse and appealing living environment.

### Transport Links

The village is crisscrossed by roadways, with the nearby A355 serving as a gateway to major routes such as the M40 and M4 motorways. This strategic positioning allows for swift and efficient travel to neighboring towns and cities, including Slough, Beaconsfield, and High Wycombe, as well as seamless access to the broader motorway network for more extensive journeys. Public transport further enhances the village's connectivity, with a network of bus services threading through Farnham Common. These services not only facilitate local travel within the village but also connect residents to

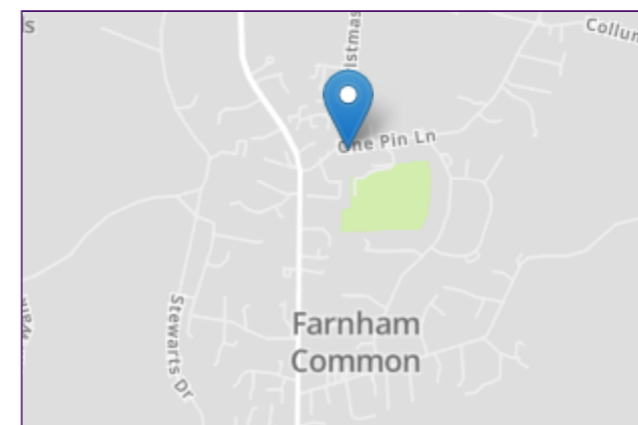
nearby towns, offering convenient options for commuting, shopping, and leisure activities. The railway stations in Beaconsfield and Gerrards Cross are in a close proximity. These stations provide direct rail services to London Marylebone, ensuring a straightforward and efficient commuting option for residents working in the capital or other nearby urban centers. Slough Station is only a short drive away which is serviced by crossrail. Accessible by car or public transport, these railway connections open up a spectrum of possibilities for both work and leisure travel.

### Schools

Buckinghamshire is renowned for its choice and standard of schooling. The county is one of the last to maintain the traditional grammar school system with Burnham Grammar School (for girls and boys) together with The Royal Grammar School and John Hampden in High Wycombe (for boys) and Beaconsfield High School (for girls). Independent preparatory schools include St Mary's, Godstowe, High March (for girls) Caldicott, Davenies (for boys) Maltmans Green (for girls) Gayhurst School (for boys and girls) and Dair House (for boys and girls).

### Council Tax

Band F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			