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Old Oaks, Christmas Lane, Farnham Common, Buckinghamshire. SL2 3JE.

£1,250,000 Freehold

A beautifully designed four bedroom, two reception, four bathroom detached house situated in a small gated community behind Christmas Lane. Accommodation extends to 3074 square ft.

Internally, the standout feature is the superb 45'4 x 16'7 kitchen/family/sitting room. Being some 750 square ft, the kitchen provides a comprehensive range of bespoke units, a centre isle/breakfast bar and fitted appliances. This area has impressive solid wood floor, with the room featuring a lovely open fireplace, and bi fold doors which lead out the stunning enclosed courtyard garden.

Open plan to the kitchen area is the 19'8 x 15'1 dining room, which again has bi fold doors leading to the courtyard. This room lets in lots of natural light, due to the large ceiling lantern. Towards the front of the property is a 21'9 x 13'4 twin aspect living room, a utility room and a wet room/shower.

Moving upstairs, you have four excellent double bedrooms and three ensembles. Bedroom one is 14'5 x 13'6 and has a twin rear aspect, as does the spacious 19'8 x 14'5 second bedroom. Bedroom three measures an impressive 15'9 x 11'3 and has a twin front aspect, while the fourth bedroom is a good double at 12' x 11'1. A nice feature of the first floor is the generous landing which includes its own study area.

Externally, the property is approached along a private driveway which is accessed via wrought iron electric double gates. There is ample off street parking on the front drive, a 16'1 x 12'9 detached garage/workshop plus a large lawn and garden area to the side. The delightful and charming courtyard has its own water feature, planted borders and various shrubs.

#### THE AREA

Situated in a sought after location within easy reach of Farnham Common where you can find a selection of interesting shops and restaurants including Local Tesco's and Sainsbury's, Costa Coffee and the very popular La Cantina Del Vino Italian restaurant.

Farnham Common is ideally situated for numerous leisure facilities including the 500 acres of historic woodland at Burnham Beeches,



ideal for its attractive country walks, cycling paths and a relaxing café.

Stoke Park, the popular Golf and Country Club is close by with its famous golf course, Spa and Gym.

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.

Crossrail at nearby Burnham & Slough 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. Burnham/Gerrards Cross and Slough Stations are all approximately 3 miles away.

#### 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](http://www.buckscc.gov.uk).



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# Old Oaks, Christmas Lane

Approximate Gross Internal Area

Ground Floor = 155.3 sq m / 1,672 sq ft

First Floor = 105.7 sq m / 1,138 sq ft

Garage / Workshop = 19.1 sq m / 205 sq ft

Summer Shed = 5.5 sq m / 59 sq ft

Total = 285.6 sq m / 3,074 sq ft



 = Reduced headroom below 1.5m / 5'0



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.