Estates















As you enter the home, you are welcomed into a wide and naturally bright entrance hall. To the front is a generous living room, offering a warm and inviting space with a large bay window that allows light to pour in, creating a comfortable setting for everyday relaxation or entertaining. To the rear, the property opens into an impressive open-plan kitchen and dining area, fitted with sleek units and premium integrated appliances including twin fridges and freezers, dual Neff ovens, a five-ring gas hob, a built-in dishwasher, and a central breakfast bar. A large skylight enhances the sense of space and floods the room with natural light, making it an ideal spot for family meals and entertaining. Just off the kitchen is a utility room with direct side access, providing additional workspace and storage. A downstairs WC is also located off the hall for added convenience.

Moving to the first floor, the rear-facing principal bedroom offers excellent proportions along with two sash windows and a full wall of built-in wardrobes. It benefits from a large en-suite bathroom with a freestanding bath, rainfall shower, WC, and basin. Bedroom two is front-facing and also enjoys its own private en-suite shower room. Completing this floor is a wellplaced laundry room that keeps washing out of the main living areas. On the second floor is bedroom three, a spacious and versatile room that could be used as a teenager's retreat, home cinema, or private guest suite. It comes with its own en-suite bathroom including a bath, shower, WC, and basin. Bedroom four is also located at the front of the property and provides great flexibility as a guest room, nursery, or study space.

Externally, the home is set behind electric gates and offers driveway parking for two to three cars. A detached garage sits to the side of the garden, offering excellent storage or potential for conversion, subject to planning. The rear garden is fully enclosed, mainly laid to lawn, with a patio seating area and a desirable south-facing orientation, ideal for enjoying outdoor dining or relaxing in the sunshine. Oakwood

4 BEDROOM SEMI-DETACHED HOUSE

ALL ENSUITE BEDROOMS

LAUNDRY ROOM

GATED DRIVEWAY & PARKING FOR 3 CARS

P EPC-B

2568 SQ FT

THROUGHOUT

THROUGHOUT

SASH WINDOWS WITH DOUBLE GLAZING

VIEWS OVER BURNHAM BEECHES

COUNCIL TAX BAND- G



Local Area

Farnham Common Village centre offers an excellent high street with Sainsbury's, Costa, Tesco plus a variety of local shops, amenities, pubs and places to eat. Larger shopping centres can be found in Windsor, High Wycombe (Eden centre) and Uxbridge (The Chimes). Farnham Common is excellent for access to Heathrow and the Elizabeth Line (crossrail at Slough or Burnham). Gerrards Cross and Beaconsfield are also close by, providing a train line direct to London Marylebone in 20 minutes via Chiltern Railways. M40 (J2)

Local Schools

Buckinghamshire is well renowned for its local schooling and being one of the last counties to still offer Grammar Education.

The Beaconsfield School
Burnham Grammar School
Dair House School
Stoke Poges School
Langley Grammar School
Beechwood School
St Mary's School (Gerrards Cross)
Eton College
Claires Court Schools (Maidenhead)

Gayhurst School

Godstowe Preparatory School

Dorney School

We recommend that you check with the local authority or school to confirm that you meet the requirements of your appointed educational institution.

Leisure

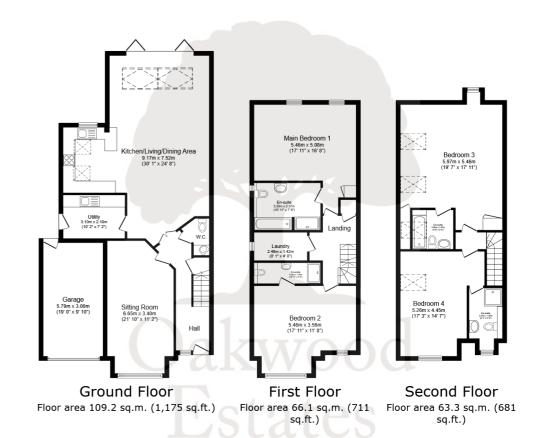
Farnham Common offers a variety of leisure activities for residents and visitors to enjoy. The village's proximity to the beautiful countryside provides opportunities for scenic walks, cycling, and outdoor exploration. The nearby Burnham Beeches, a protected area of ancient woodland, is a popular destination for nature enthusiasts.

For those interested in sports and recreation, the area features local sports clubs and facilities, including golf courses and tennis courts. The community often organizes events and activities, fostering a sense of camaraderie among residents.

Additionally, Farnham Common benefits from its proximity to larger towns and cities, providing access to theaters, cinemas, restaurants, and cultural events.

Council Tax

Band G

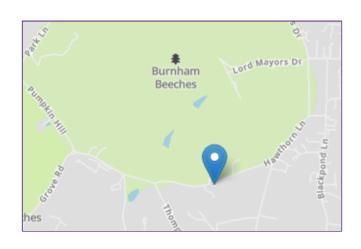


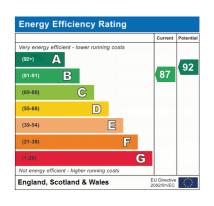
Total floor area: 238.5 sq.m. (2,568 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, the cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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.





Wycombe Abbey School

Caldicott School