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Aspen, Wood End Close, Farnham Common, Buckinghamshire. SL2 3RF. Guide Price £1,650,000 Freehold

A quite stunning executive family home, coming to the market for the first time since being built by the existing owners.

Situated in this desirable and quiet cul-de-sac, Wood End Close in Farnham Common, this three storey, three reception, six bedroom, four bathroom property offers a wealth of generous and well proportioned accommodation. In total there is 3956 square ft of accommodation on offer.

Internally and on the ground floor you have a spacious hallway which gives you direct access to the double aspect 17'2 x 13'8 living room, 15'2 x 14' dining room/play room, a cloakroom, a study, plus the hub of the home, the 37'3 x 20'1 kitchen/dining/sitting room.

This superb space is just perfect for those with large families and for people who enjoy entertaining. It includes a variety of fitted kitchen units, a centre isle, space to formally dine and also to relax in, plus has sliding doors which lead out to the garden. There is an integrated Siemens oven, microwave, dishwasher, wine fridge and hob, plus there is a water softener and a Quooker tap.

Also on the ground floor is a utility and boot room, and there is also access to the integral garage.

On the first floor are four excellent sized bedrooms, two of which have their own stunning ensuites, and in addition there is a family bathroom. Bedroom one measures 16'5 x 13', bedroom two 14'2 x 14'1, bedroom three 14'2 x 14'1 and bedroom four is 13'11 x 11'4.

On the impressive top floor, are two more good sized bedrooms and another bathroom which services both rooms. The left hand side bedroom measures 14'8 x 14'8, with the right side room currently set up as a gym/study and is 14'8 x 14'1. Both of these rooms have eaves storage areas too.

Just some of the many features and fixtures included are a Siemens Washing machine and Tumble Dryer, 10 x 395 watts solar panels with batteries, a gas boiler, under floor heating to the ground floor and the bathrooms, Kamdean flooring to the ground floor, fibre broadband connection, 3 phase electrics, car charging point in the garage, Cat 6 cabling to each room, full colour CCTV video entry phone system, aluminium windows throughout, WiFi on each floor, plus automatic ambient lighting in the master-bathroom and accent lighting in all bathrooms.

Outside and to the front is a good sized frontage with parking for around four cars on the drive. The rear garden is private, secluded with two patios and is mainly laid to lawn.





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

Elizabeth Line at nearby Bumham and Slough Station provides commuters with easy access into Central London and Canary Wharf within 20 minutes. The motorway network of the M40, M25 and M4 are all also within easy reach.

Bumham/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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# 5A Wood End Close

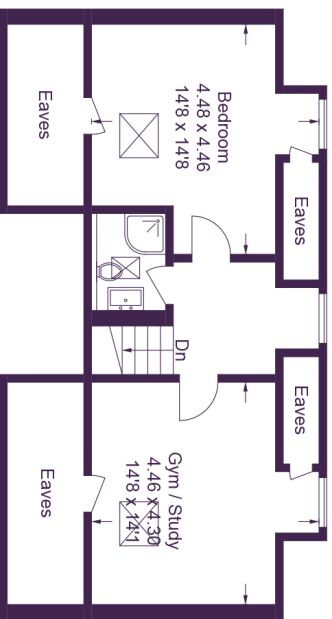
Approximate Gross Internal Area

Ground Floor = 199.7 sq m / 2,149 sq ft

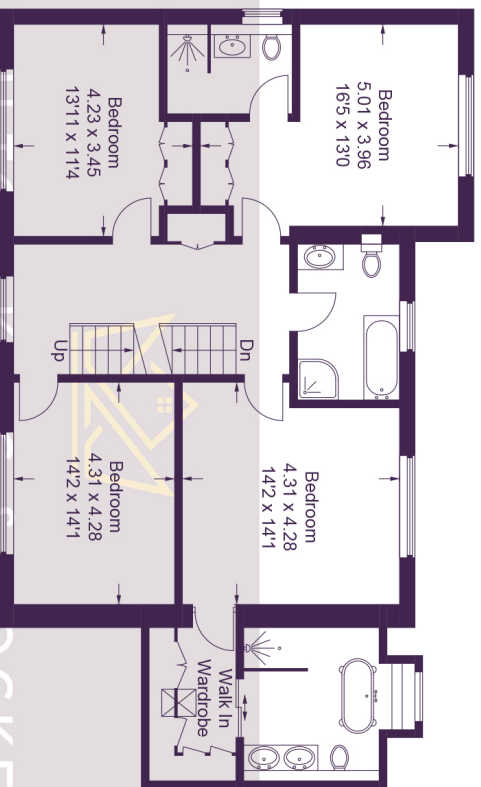
First Floor = 106.7 sq m / 1,148 sq ft

Second Floor = 61.2 sq m / 659 sq ft

Total = 367.6 sq m / 3,956 sq ft



Second Floor



First Floor



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.