



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



131 Blackpond Lane, Farnham Common, Buckinghamshire. SL2 3EL.

£1,600,000 Freehold

This outstanding six bedroom, six bathroom detached residence located in one of Farnham Common's most prestigious of roads has been totally rebuilt to an extremely high specification in the last 18 months. The property amounts to almost 4000 sqft with well planned and extensive accommodation arranged over three floors. There are four reception rooms, a stunning bespoke fitted kitchen with feature island unit and bifold doors leading outside, six double bedrooms, each with ensuite facilities, plus electric gates leading to extensive off street parking and landscaped rear garden. Viewing highly recommended.

Upon entering the property, you will be immediately greeted by an extremely bright, spacious and very impressive entrance hall with full length front aspect windows and a grand central staircase leading up to the first floor gallery landing. Double doors at the end of the hallway lead into the stunning kitchen/dining/family room which has bifold doors leading out to the rear garden, plus skylight windows affording an abundance of light to the room. The kitchen is fitted with an extensive range of bespoke fitted units incorporating high quality appliances. The island unit provides a fantastic centre piece for entertaining, plus there is space for a dining table and sofa in this spectacular room. There is a utility room situated one end of this room and a playroom the other with rear aspect window. The main sitting room is an excellent room and has a front aspect window and double doors leading out to the hallway. Also located on the ground floor is the study/games room which is currently used as a gym and the cloakroom completes the highly impressive ground floor accommodation.

Moving to the first floor and the gallery landing with a stunning outlook through the front picture window and gallery landing, doors lead to the first five bedrooms. The master suite features a dressing room and ensuite bathroom and the other four bedrooms on this floor are also of a double size and have ensuite facilities.



Stairs from the first floor landing lead up to the second floor where bedroom six will be found and a huge bathroom with a step up into double bath, central to the room.

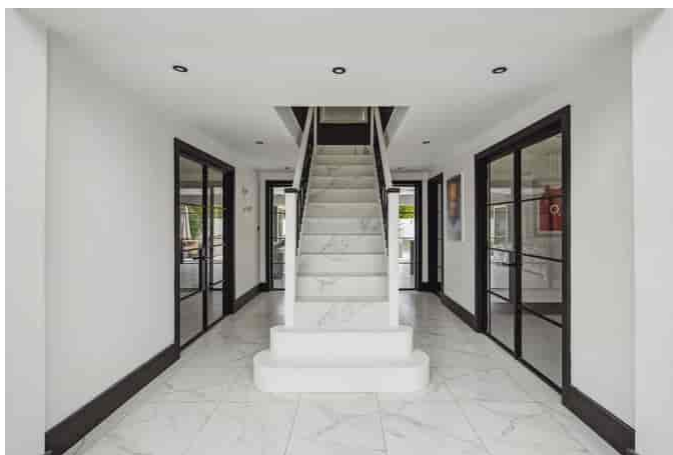
To the front of the property there is extensive off street parking which is accessed from the road via electrically operated gates, plus there is also a single garage.

The rear garden is mainly laid to lawn and features a large paved terrace providing a fantastic space for outdoor entertaining.

The property has been hard wired to provide internet to all the rooms, plus there is underfloor heating to the beautiful ceramic tiled floors on the ground floor and in all the bathrooms.

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 property is within easy reach of The Broadway in Farnham Common with its local amenities which include Tesco, Sainsbury and Costa. The M40/M25 and M4 are also all within easy reach.

Buckinghamshire and the Farnham Common area is 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, the area 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.



Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



The Broadway
Farnham Common Buckinghamshire SL2 3QH

Tel: 01753 643555
fc@hklhome.co.uk

Robinscroft, 131 Blackpond Lane



Approximate Gross Internal Area (Excluding Void)

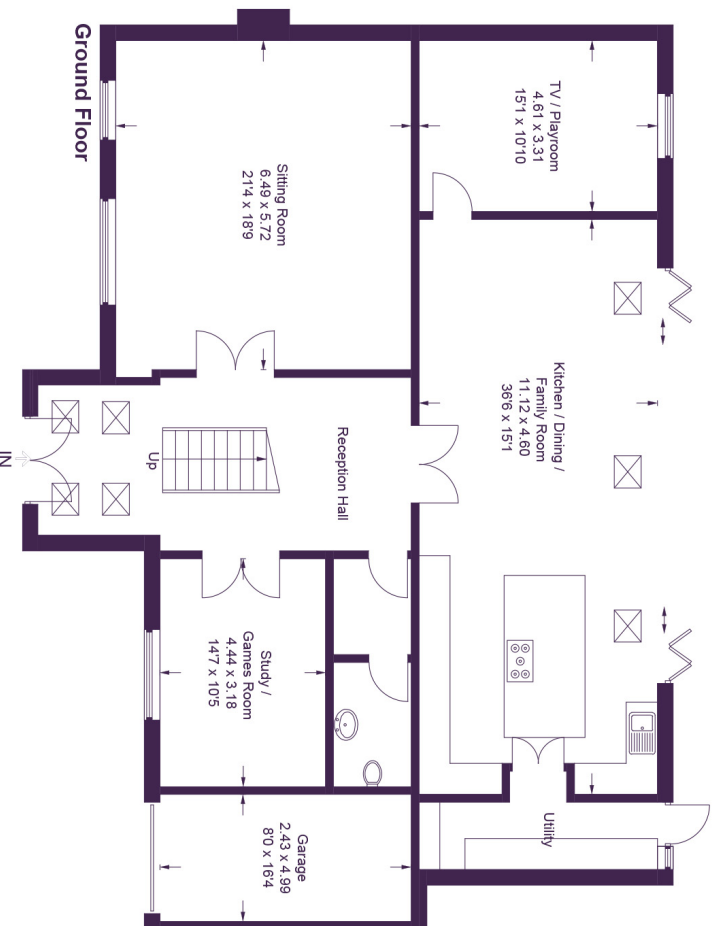
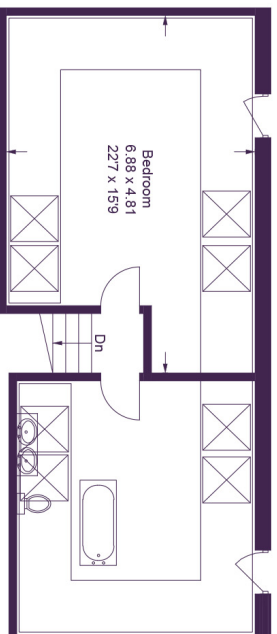
Ground Floor = 159.7 sq m / 1,719 sq ft

First Floor = 137.7 sq m / 1,482 sq ft

Second Floor = 55.5 sq m / 597 sq ft

Garage = 11.9 sq m / 128 sq ft

Total = 364.8 sq m / 3,926 sq ft



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.

© CJ Property Marketing Ltd Produced for Hilton King & Locke