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Magnolia Cottage Elm Close, Farnham Common, Buckinghamshire. SL2 3NA.

£1,250,000 Freehold

****NO ONWARD CHAIN****

Nestled in the vibrant heart of Farnham Common, this characterful four-bedroom detached residence combines historic charm with contemporary living. Upon entry, you are greeted by a spacious entrance hall that immediately highlights the home's history, with original internal doors leading into an inviting living room. This generous space offers picturesque views over both gardens and flows seamlessly into a contemporary open-plan kitchen, dining, and additional living area. Equipped with integrated appliances, this modern kitchen is a true social hub, with double doors that open directly onto the garden, perfect for both relaxed evenings and entertaining.

Towards the rear of the property, a well-proportioned study overlooks the peaceful courtyard garden, creating an ideal work-from-home environment. Moving around the other end of this U-shaped layout, another spacious reception room provides flexible family space, accompanied by a utility room, an additional guest cloakroom, and a double garage, part of which has been expertly converted into an art studio—perfect for creative pursuits or additional storage.

The first floor offers four well-sized bedrooms, one of which is currently styled as a study. A cleverly positioned dressing area links one bedroom to the study, providing a convenient layout that could easily be altered to create a more traditional hallway, if preferred. The principal bedroom benefits from an en-suite shower room, while a separate shower room and bathroom serve the remaining bedrooms.

Externally, this property boasts a rear courtyard garden, perfect for barbecues and family gatherings. The front garden, currently serving as the primary outdoor space, is gated for privacy and security and offers ample parking for several vehicles.

This home represents a unique opportunity to acquire a property of genuine character and versatile space, ideally suited for a family looking for a blend of historic charm and modern convenience in a prime Farnham Common location.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Important Notice

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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.



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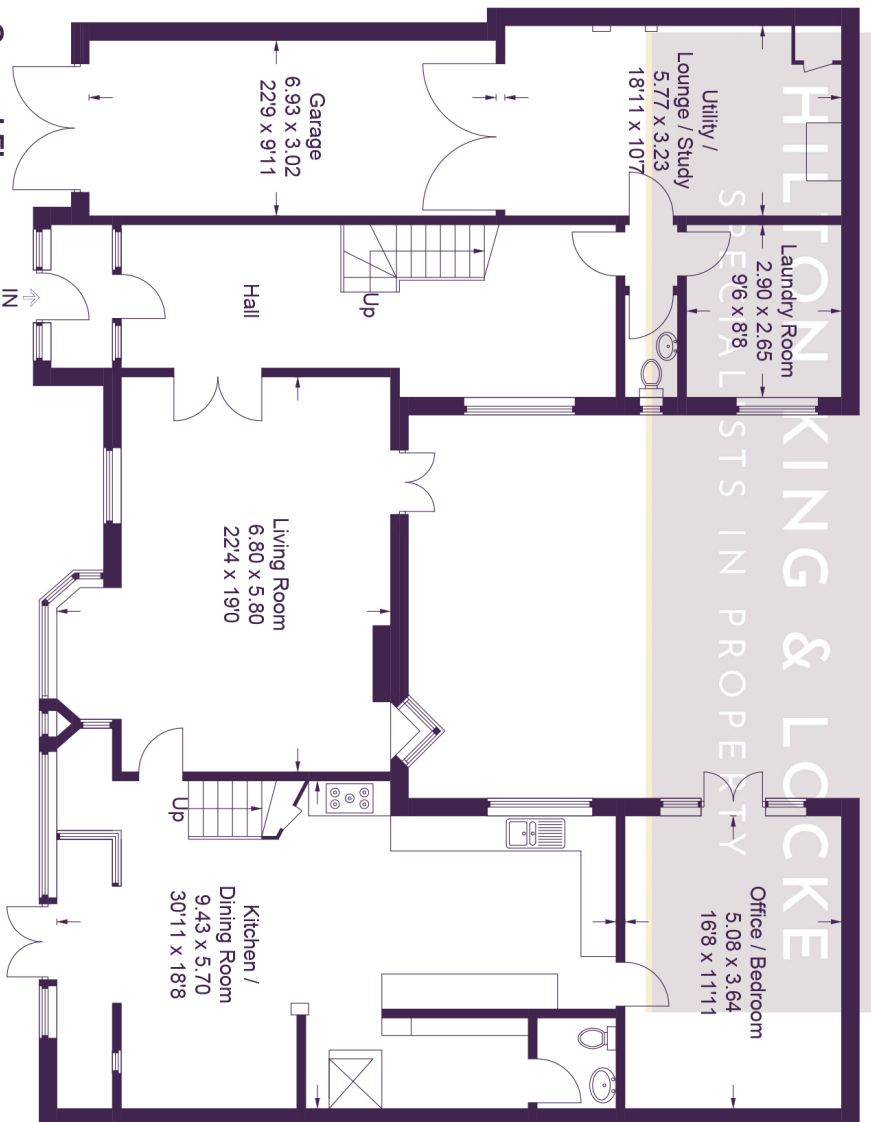
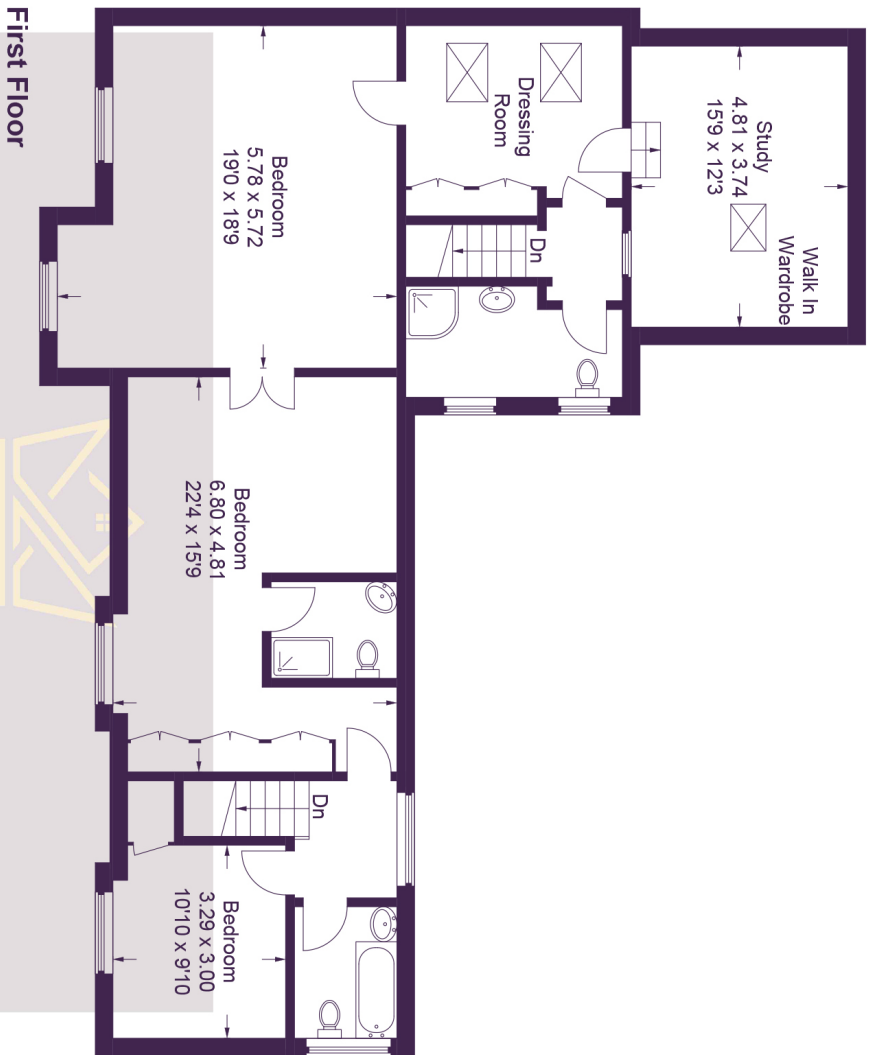
Magnolia Cottage, Elm Close

Approximate Gross Internal Area

Ground Floor = 186.2 sq m / 2,004 sq ft

First Floor = 127.4 sq m / 1,371 sq ft

Total = 313.6 sq m / 3,375 sq ft
(Including Garage)



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.