



This four bedroom end of terrace townhouse is part of a superb development of six luxurious properties located within Farnham Royal and under construction by Beek's Developments due to be completed in early 2025. The property stretches to approximately 1568 sqft and is finished to a high specification.

The ground floor features a stunning 19ft 'shaker style' kitchen/diner with quartz worktops and fitted 'Neff' appliances, a 14ft bay fronted living room, a downstairs cloakroom and entrance hall. The property benefits from underfloor heating and an air source heat pump in addition to pre-finished Oak doors throughout.



To the first floor there are two double-sized bedrooms with the master bedroom benefiting from an ensuite shower room in addition to a three piece family bathroom. The bathrooms as a whole benefit from 'Roca' sanitaryware.

The second floor hosts a further two bedrooms and a three piece bathroom. Bedroom four could be utilised as a study if necessary.

Externally, the rear garden is generous and mainly laid to lawn - backing onto equestrian land with views of the countryside. The property provides parking for at least two cars.



## Property Information

-  OVER 1500 SQ FT
-  GENEROUS REAR AND SIDE GARDEN BACKING ONTO FIELDS
-  19 FT KITCHEN/DINER
-  NEW BUILD
-  THREE BATHROOMS & DOWNSTAIRS WC
-  UNDERFLOOR HEATING
-  SOLD WITH NO ONWARD CHAIN
-  10 WARRANTY ON THE PROPERTY

					
x4	x2	x3	x2	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Floor Plan



**Cobblers Close**  
Approximate Floor Area = 139.59 Square meters / 1502.53 Square feet

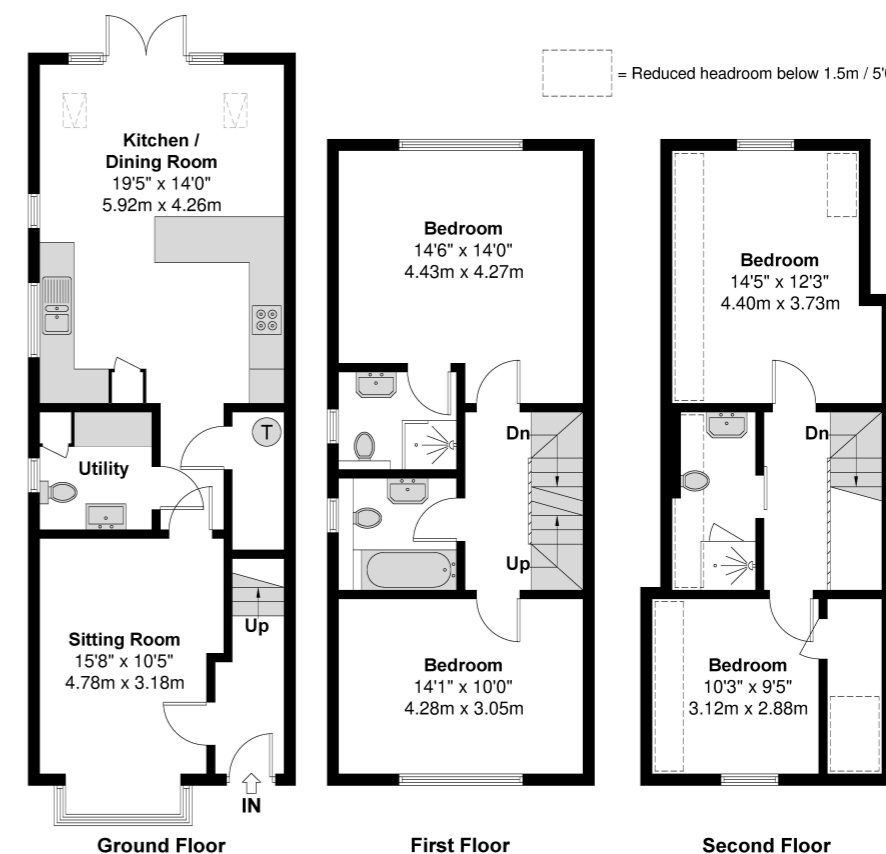


Illustration for identification purposes only, measurements are approximate, not to scale.

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.

### LOCATION

The property is located on a quiet cul-de-sac, close by to Farnham Common, which offers an array of boutique shops, national grocery stores and coffee shops, as well as a selection of interesting restaurants and pubs. There is a well-respected local infant and junior school within walking distance, and private schools in the area include Dair House (with nursery) and Caldicott School for Boys.

and John Hampden for boys. Top private schools in the area include Wycombe Abbey, The Royal Masonic, Berkhamsted School, Harrow, Merchant Taylors and Eton.

Burnham Beeches, a National Nature Reserve, is just 1 mile away, providing acres of peaceful woodland walks, trail runs, and adventures.

For commuters, there is a fast track train line at Gerrards Cross, giving swift access to London Marylebone in under 30 minutes. The recently opened Elizabeth Line is serviced from nearby Burnham Station, just 2.7 miles away. The M40 is within 2 miles, giving access to the M25 and M4, with Heathrow close by.

Buckinghamshire is renowned for its excellent choice of state and independent schools, including Burnham Grammar for girls and boys, Beaconsfield High for Girls,

