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SPECIALISTS IN PROPERTY



Redwood, Cageswood Drive, Farnham Common, Buckinghamshire. SL2 3JZ.

£1,500,000 Freehold

A chance to purchase a substantial five bedroom, three bathroom, four reception detached family home with accommodation sitting at over 3400 square ft.

The property is situated in rarely available Cages Wood Drive, which is a quiet, secluded location within Burnham Beeches, therefore perfect if you enjoy the outdoors and have dogs to walk.

Redwood is also set on a generous plot, and has planning permission to extend by adding a part single/part two storey side/rear extension plus a first floor extension. In fact, the footings for this have already been dug in preparation, saving a considerable cost for a purchaser looking to add more floor space.

Existing accommodation on the ground floor includes a spacious entrance hall that gives you direct access to a cloakroom, lounge, family room, kitchen, utility and study.

The 24'11 x 13'2 lounge has two sets of french doors opening out to the garden, the 18'4 x 15'4 family room offers a delightful double aspect, and the 17'4 x 12'6 fitted kitchen also gives you access via a door to the garden, plus access to the 27'9 x 10'4 conservatory. The study has a side aspect and is 14'2 x 9'6 in size, and in turn gives you access to the 17'11 x 15'10 double garage.

Upstairs, is a superb 14'5 x 12'8 master bedroom with spacious storage/wardrobe space and ensuite shower room, the impressive 19'4 x 13'9 second bedroom with a large ensuite, which, as can also be accessed from the main landing, could also be used as a family bathroom.

Three more excellent sized bedrooms await, with bedroom three 16'9 x 10'5 (again being ensuite), bedroom four 17'2 x 10'2 and having a double aspect, as does the 15'7 x 12'2 fifth bedroom.

Outside and to the front is a lawned garden with block paved drive proving ample off street parking in front of the garage. To the rear, there is a good sized and secluded garden that includes both a decking and patio, plus lawn and summerhouse at the rear.

THE AREA



Situated in a sought after location within easy reach of Farnham Common where 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 Burnham 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.

Crossrail at nearby Burnham and Slough provides commuters with easy access across central London to Canary Wharf.

The motorway network of the M40, M25 and M4 are all also within easy reach. Burnham/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.



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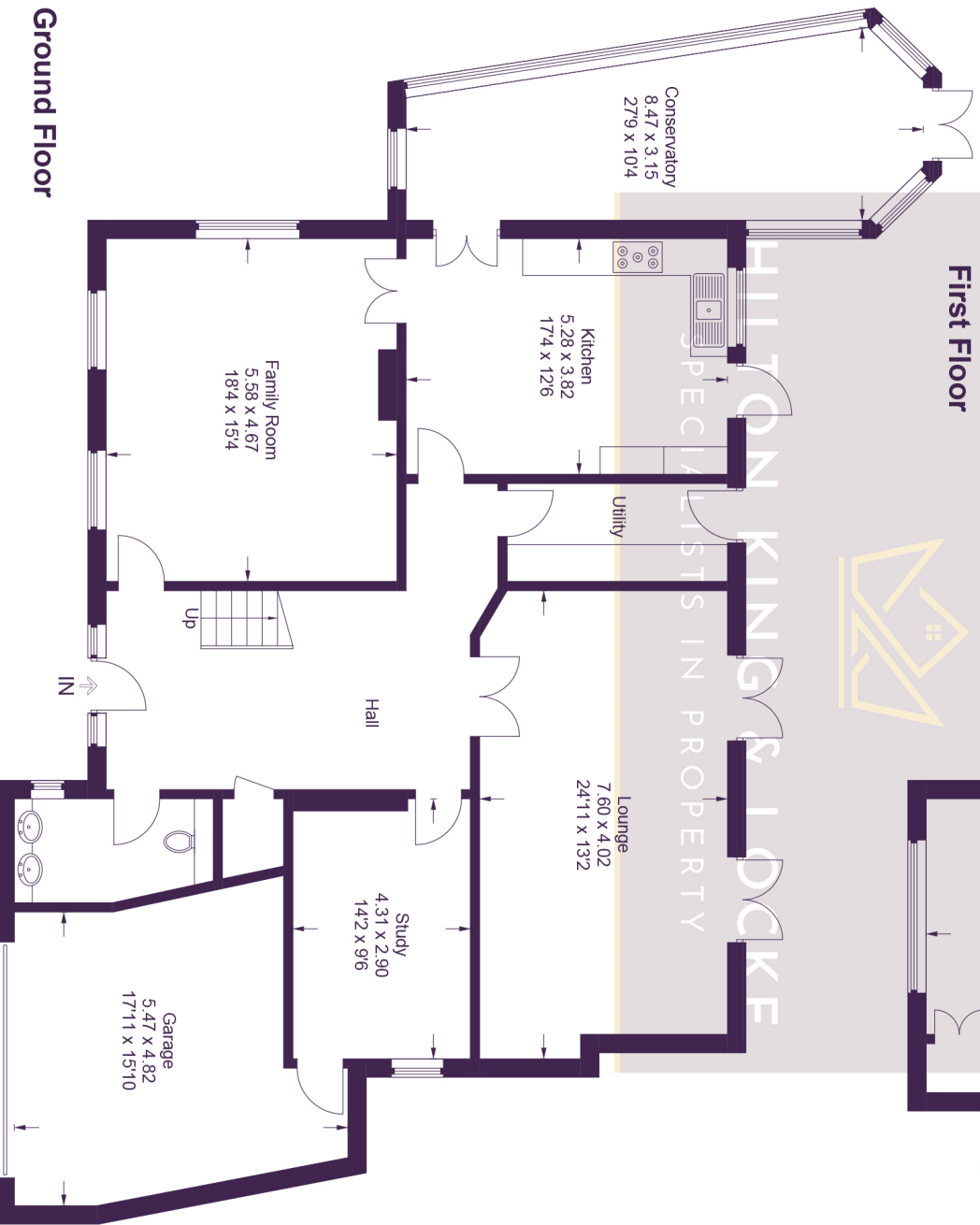
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Redwood Cageswood

Approximate Gross Internal Area (Including Garage)
Ground Floor = 176.9 sq m / 1,904 sq ft

First Floor = 140.6 sq m / 1,513 sq ft
Total = 317.5 sq m / 3,417 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.

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