



## Substantial family home in a cul de sac location

**Woodland Glade, Farnham Common, SL2 3RG**

Freehold





Reception hall • 5 reception rooms • kitchen/breakfast room • gym with jacuzzi and sauna • 6 bedrooms • 5 bath/shower rooms • gated driveway and double garage • delightful gardens backing on to woodland

#### Local information

M40 (J2) 2.5 miles, Gerrards Cross 3.7 miles (fast mainline trains to London Marylebone), Beaconsfield 4.5 miles, Heathrow 15.5 miles, London (Baker Street) 25 miles. All distances are approximate.

Farnham Common offers an excellent range of shops, restaurants and cafes for everyday needs including a pharmacy, post office, newsagents, Tesco Express and a Sainsbury's Local. More comprehensive facilities can be found in the larger towns of Beaconsfield and Gerrards Cross.

The historic, protected ancient woodland of Burnham Beeches gives hundreds of acres of extensive walks and bridleways together with a picturesque setting. The South Buckinghamshire countryside is renowned for its attractive walks and bridle paths, country inns and pretty villages.

The area is popular with commuters as communication links in the area are excellent. Ideally located for access into London, with rail connections to London (Paddington) from Maidenhead, Burnham and Taplow and connections to Marylebone (Chiltern Line) available from Gerrards Cross and Beaconsfield. The area will also benefit from Crossrail which is targeted for completion in 2022/3, giving direct and fast journey times to London's West

End, City and Canary Wharf. The M40 and M4 motorways give excellent access to the national motorway network, London and Heathrow.

Buckinghamshire is renowned for its choice and standard of schooling. The county is one of the last to maintain the traditional grammar school system. Local grammar schools include Burnham Grammar School (boys and girls) and Beaconsfield High School (girls). Independent schools include Godstowe, High March and Wycombe Abbey (for girls), Caldicott and Davenies (for boys) and Dair House (for boys and girls), to name a few.

#### About this property

Occupying an ideal location in an attractive cul de sac, this substantial property has been skilfully extended and now offers accommodation of over 4,800 sq ft. The property benefits from six bedrooms and five bathrooms with a beautiful rear garden backing on to woodland.

The ground floor, with stunning marble flooring, is partly open plan and provides excellent reception space, ideal for growing families. The reception hall, with a cloakroom and stairs to the first floor, leads to an elegant sitting room, with a decorative marble fireplace, opening into the dining room, overlooking the garden and with sliding doors on to the terrace. A conservatory lies off this room



and is a relaxing space to enjoy the garden with French doors on to the rear terrace. The kitchen itself is well appointed with a range of units complemented by granite worksurfaces, together with an island unit with breakfast bar seating. Appliances include a Professional Rangemaster, microwave, dishwasher and with space for an American style fridge freezer. French doors open to the garden. Across the hall, a generous family room leads through to a gym, with a built-in jacuzzi and sauna. Adjoining the gym is a reception room with outside access and stairs to bedroom three with an en suite shower room. This area could be used as a self-contained annexe. There is underfloor heating throughout most of this floor.

An elegant staircase from the reception hall leads to a spacious landing, with a kitchenette area, and a further staircase accessible from the family room. The principal bedroom suite overlooks the rear garden with French doors on to a Juliette balcony. This room benefits from both an en suite shower room and en suite bathroom, with two fully fitted dressing rooms. The guest suite enjoys a fitted dressing room and en suite bathroom, together with a beautiful balcony overlooking the garden. There are three further bedrooms, served by a family bath/shower room.

#### Outside

A driveway to the front gives parking for several vehicles and leads to a double garage. There are shrub borders and a water feature with side access to the delightful rear garden. Mainly laid to lawn, the rear garden adjoins neighbouring woodland

to the side, giving a wonderful outlook and backdrop to the property. A central water feature with established rose beds, provides a striking focal point to the garden, while a wide terrace spans the rear of the house, ideal for outside entertaining, with a further terrace area beyond the water feature. High hedging, mature trees and fencing provides screening and a good deal of privacy.

#### Services

All mains services connected. Please note that none of the services have been tested.

EPC = C

#### Tenure

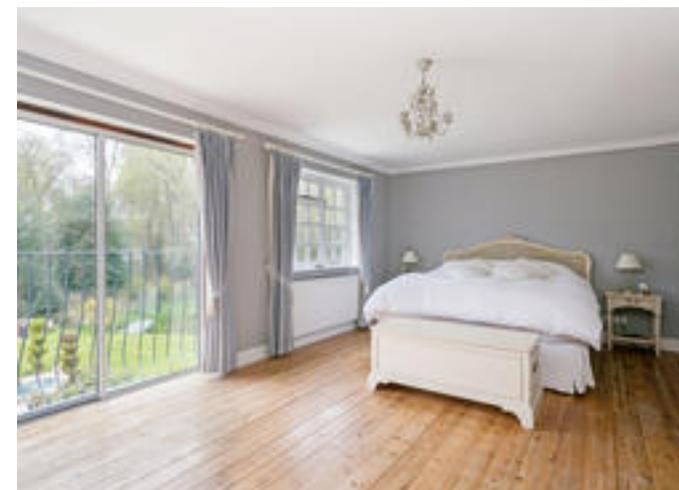
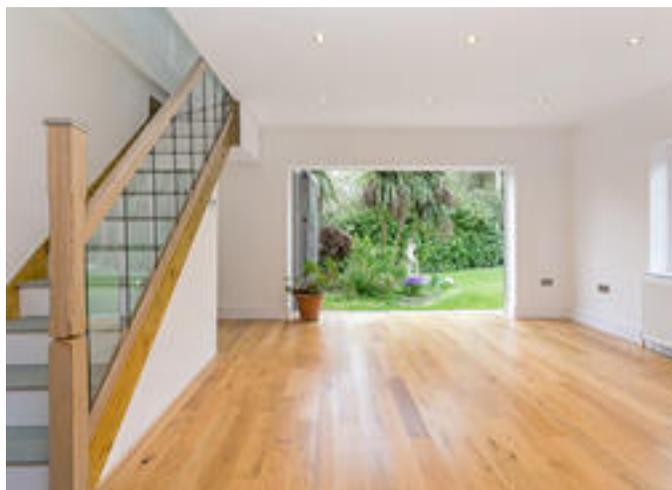
Freehold

#### Local Authority

South Bucks District Council

#### Viewing

Strictly by appointment with Savills

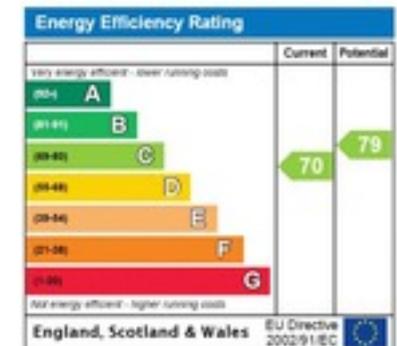




Approximate Floor Area = 411.0 sq m / 4424 sq ft  
Garage = 27.4 sq m / 295 sq ft  
Total = 438.4 sq m / 4719 sq ft



Drawn for illustration and identification purposes only by fourwalls-group.com 297564



**Important notice:** Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 22024072 Job ID: 158992 User initials: JW