



Well presented and individually designed family home

Kavris, Crown Lane, Farnham Royal, SL2 3SF

Freehold

savills

Reception hall • 2 reception rooms • kitchen/breakfast room • utility room • study • 6 bedrooms • 4 bath/shower rooms • driveway, double garage and garden

Local information

Farnham Common 1.5 miles, Stoke Poges 2 miles, Burnham 2.6 miles (mainline trains to London Paddington), Gerrards Cross 5.5 miles (mainline trains to London Marylebone), Beaconsfield 6.6 miles, M4 (J6) 3.7 miles, M40 (J2) 4.4 miles, Heathrow (T5) 11 miles. All distances are approximate.

Kavris enjoys a convenient location with Farnham Common and Stoke Poges within easy reach offering local shops and facilities. Farnham Royal is situated between the M40 and M4 motorways giving excellent access to the national motorway network, London and Heathrow. The area's communication links include regular rail connections to London (Paddington) from Burnham, Taplow or Slough. The Chiltern line into Marylebone runs from Beaconsfield and Gerrards Cross. With the advent of Crossrail (from Burnham, Taplow or Slough), due for completion in the next few years, journey times to London's West End, City and Canary Wharf will be significantly reduced.

There is a good selection of independent and state schools nearby and Buckinghamshire is one of the last counties to maintain the grammar school system, with Burnham Grammar School within 1.8 miles. Independent schools include Caldicott, Dair House, High March and Davenies to name a few. Sporting facilities in the area include golf at the prestigious Stoke Park, Gerrards Cross and

Beaconsfield, polo and horse racing at Windsor and Ascot together with rowing at Dorney Lake and Henley.

About this property

Kavris is a beautifully presented individually designed family home, offering versatile and flexible accommodation over three floors. Features include underfloor heating (ground and 1st floor), CCTV, integrated music system, CAT 5 wiring, remote heating and lighting system, entry video intercom system.

The front door opens into a welcoming reception hall with a cloakroom and a stunning stainless steel and wood staircase, with a glass balustrade, rising to the first floor. The triple aspect sitting room enjoys wonderful proportions with bi-fold doors to the rear garden. An inset wood burning stove gives a lovely focal point to the room. A study and a family/dining room lie either side of the hall, both with views to the front. The kitchen/breakfast room is an ideal family space with plenty of room for a table and bi-fold doors opening on to the garden. The kitchen itself is comprehensively fitted with a range of units complemented by stone worktops, and incorporates a breakfast bar for informal dining. Integrated appliances include a five ring gas burner hob, double oven, microwave, dishwasher and space for an American style fridge freezer. Off the kitchen is a good sized utility room with plumbing and space for further appliances. The





double garage, with door access from the kitchen, is both insulated and heated.

Viewing

Strictly by appointment with Savills

On the first floor, the landing is spacious and leads to five bedrooms. The dual aspect principal bedroom extends the depth of the house, with views to the front and the rear, fitted wardrobes and an en suite shower room. A guest suite, with a vaulted ceiling, has fitted cupboards and an en suite shower room. There are three further bedrooms, one with a fitted wardrobe and served by the family bathroom. A door from the landing leads up to the second floor which is a wonderful space, perfect for a teenage bedroom or for an au pair. There is an en suite shower room, built-in cupboards together with access to a large attic storage room.

Outside

The property is approached off Crown Lane onto a driveway with off road parking and leading to the garage. The garden is mainly laid to lawn and wraps around the rear and side of the property and is enclosed with laurel hedging, fencing and mature trees. A terrace area adjoins the house to the rear providing an ideal spot for outside entertaining.

Services

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

Tenure

Freehold

Local Authority

South Bucks District Council

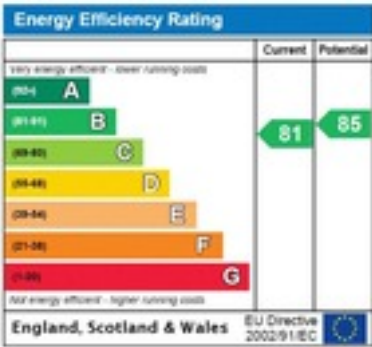
EPC rating = B



Approximate Area = 342.8 sq m / 3690 sq ft
Including Limited Use Area (29.1 sq m / 313 sq ft)
Garage = 31.0 sq m / 333 sq ft
Total = 373.8 sq m / 4023 sq ft
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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