



Superb individual and spacious family house

Kadima Place, Blackpond Lane, Farnham Royal, SL2 3EA

Freehold





Reception hall • kitchen/dining/family room • 3 further reception rooms • utility room, study and gym • 7 bedrooms and 3 bath/shower rooms • gardens, pergola and swimming pool • balcony • driveway and garage

Local information

Farnham Common 1 mile, M40 (J2) 3.8 miles, Gerrards Cross 5.3 miles (fast mainline trains to London Marylebone), Beaconsfield 6 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 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 giving direct and fast journey times to London's West End, City and Canary Wharf. The M40 and M4 motorways are within reach and provide access to the M25 and Heathrow.

Local grammar schools include Burnham Grammar School and Beaconsfield High School. 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

Kadima Place is a superbly presented 'New England' style house offering spacious, well designed family accommodation in excess of 5,000 square feet. The rear garden features a swimming pool and a luxurious aluminium garden pergola offering a wonderful al fresco dining and entertaining area. Features include an integrated music system with Bose speakers, wood flooring and shuttered windows.

A generous pillared portico leads into an impressive reception hall, with a cloakroom and stairs to the first floor. A dual aspect formal sitting room overlooks the frontage, with a decorative fireplace and shuttered windows. Adjacent lies a study, with bespoke fitted cabinetry on one wall and doors open into the orangery, with lovely views and access to the garden. Across the hall is the open plan kitchen/dining/family room, providing the ideal space for family life. The kitchen is beautifully appointed and bespoke fitted with an excellent range of units complemented by Silestone worktops. A large central island



has generous breakfast bar seating. Appliances include a Falcon range cooker, Quooker tap, Fisher and Paykal fridge freezer and wine cooler, Miele oven, coffee machine and dishwasher. In both the dining and family rooms is a range of fitted cabinetry and shelving for further storage. Two sets of bi-fold doors in the family room open on to the garden and wonderful outside decked area. The playground lies next to the family room, also with fitted cabinetry and bi-fold doors. To complete the accommodation is a well-appointed utility room, gym and a further cloakroom.

On the first floor the landing is generous and leads to five bedrooms. The principal bedroom is to the front with doors on to the wonderful spacious balcony overlooking the frontage. This room also benefits from a large fully fitted dressing room and a beautifully appointed en suite bathroom with separate shower cubicle. A guest room, with the benefit of a wash basin, also enjoys access to the balcony. The remaining three bedrooms all have fitted wardrobes and are served by the family bathroom, with a shower over the bath. A door on the landing leads to two further bedrooms on the second floor, together with a family bath/shower room.

Outside

Kadima Place is set well back from the road and approached through electric gates on to a driveway with parking for several vehicles, an integral garage and a turning circle. The property enjoys a generous frontage and a large pillared portico provides an impressive entrance to the house. Gated side access leads to the

westerly facing rear garden which is mainly laid to lawn with flower beds and borders giving colour and interest. The garden is enclosed with fencing and mature trees. A real feature of the property is a superb corner Millboard decked area with a Renson Camarague canopy. The area provides all year round outdoor living with a remote controlled louvered roof, heaters and LED lighting. The garden also benefits from an outdoor swimming pool with a patio area surround. A pool room gives useful outside storage.

Services

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

EPC = D

Tenure

Freehold

Local Authority

South Bucks District Council

Viewing

Strictly by appointment with Savills







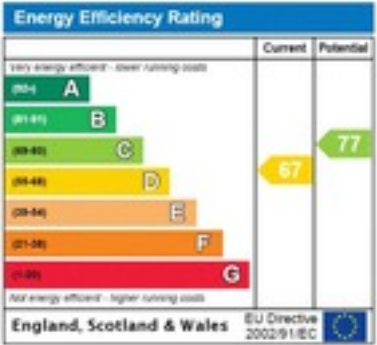
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Approximate Area = 504.9 sq m / 5435 sq ft
Garage = 41.0 sq m / 441 sq ft
Pool Room = 8.9 sq m / 96 sq ft
Total = 554.8 sq m / 5972 sq ft (Including Eaves)
Including Limited Use Area (85.3 sq m / 918 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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