



Family house on the edge of Burnham Beeches

Tall Trees, Egypt Lane, Farnham Common, SL2 3LD

Guide £3 million Freehold





Reception/dining hall • drawing room • kitchen/ breakfast/family room • utility room and study • 6 bedrooms and 5 bath/shower rooms • landscaped gardens • driveway, car port and garage • annexe

Local information

M40 (J2) 2 miles, Beaconsfield 4.3 miles, M4 (J6) 4.5 miles, Gerrards Cross 4.8 miles, Heathrow (J5) 15 miles, central London (Baker Street) 24 miles. All distances are approximate.

Tall Trees enjoys an enviable location on the edge of Burnham Beeches, offering hundreds of acres of extensive walks and bridleways together with a picturesque setting. Farnham Common is a thriving community with an excellent range of shops, restaurants, cafes and pubs, while more comprehensive facilities can be found in the larger towns of Beaconsfield and Gerrards Cross.

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 (first phase now completed) giving direct and fast journey times to London's West End, City and Canary Wharf. The M40 and M4 motorways give 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, of which Burnham Grammar school for boys and girls is the nearest. Local independent preparatory schools include Caldicott and Davenies for boys; High March for girls; Dair House for girls and boys, to name a few.

About this property

Occupying a delightful position directly opposite Burnham Beeches, Tall Trees is tucked away in beautifully landscaped gardens in this sought after location. This family home was built in about 1996 in a charming traditional style to a bespoke specification and offers spacious accommodation. Character features include reclaimed beams, exposed brick and lead glass windows.

The ground floor is part open plan, with a welcoming and spacious reception hall leading to a dining area and through to the kitchen/breakfast/family room. The hall features a striking staircase and a galleried landing above. A formal drawing room enjoys a triple aspect overlooking the gardens to the front, with a decorative stone fireplace and French doors opening on to the outside terrace. The hand built bespoke kitchen is comprehensively fitted with an excellent range of units and granite worktops, and incorporates a useful breakfast bar. A walk in pantry gives additional storage. Appliances include a gas hob with extractor,



two ovens (one extra wide), fridge/freezer and a dishwasher. The family area is a fabulous space, overlooking the garden and with bi-fold doors opening on to the terrace. A brick fireplace on the far wall, together with a woodburner, is a real feature of the room. A large utility room connects with the kitchen and gives door access to the rear garden. Across the reception hall is a lovely dual aspect study with built in shelving, and a further reception room/bedroom to the rear, offering a flexible space, with an en suite wet room. A cloakroom completes the accommodation on the ground floor.

The feature staircase leads to a large landing, with plenty of room for a seating/study area. The principal bedroom is dual aspect and overlooks the garden, with a large balcony providing an ideal spot to enjoy the view. A spacious en suite bathroom leads through to a fully fitted dressing room. There are three further bedrooms, all with fitted wardrobes. Two of the rooms share an en suite bathroom while the remaining bedroom has an en suite shower room.

Annexe

The property benefits from a two storey self contained annexe. On the ground floor is a fully fitted kitchen with plenty of space for a table, and with a door to the rear garden. The first floor comprises a sitting room, shower room and a bedroom.

Outside

Accessed through electric gates, the property enjoys a long driveway approach leading to a garage and double car port. Attached to the car port is the

annexe and a useful laundry room, with space and plumbing for appliances. The gardens are a delight, wrapping around the house and have been expertly landscaped. They are principally laid to lawn, interspersed with a variety of trees including a sweet chestnut, magnolia, apple and pear. There are numerous flowering shrubs and plants, with beautiful well stocked beds and rockeries. Features include a rose clad pergola, a working well and a woodland path around the perimeter. To the rear is a large workshop and there is a greenhouse and two further storage sheds. The gardens are enclosed with fencing and mature trees providing seclusion and privacy.

Services

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

Agents Note

You should make enquiries about the external wall system of the property, if it has cladding, and if it is safe or if there are interim measures in place.

Tenure

Freehold

Local Authority

South Bucks District Council

Council Tax

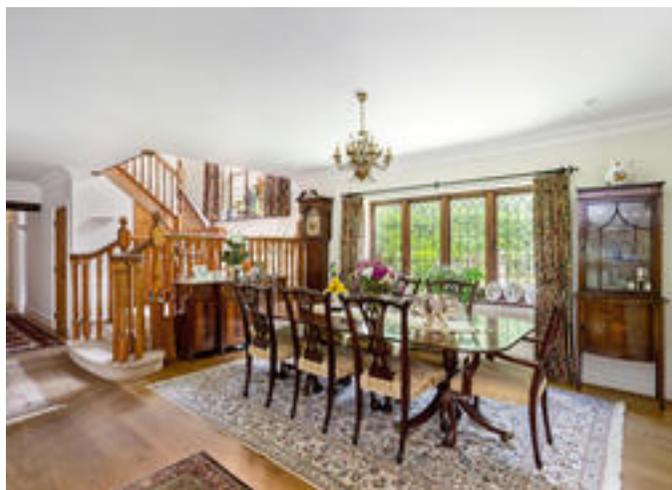
Band = H

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills





Approximate Area = 337.0 sq m / 3627 sq ft
Annexe = 64.9 sq m / 698 sq ft
Garage = 20.7 sq m / 223 sq ft
Total = 422.6 sq m / 4548 sq ft (Excluding Carport / Void)
Including Limited Use Area (9.0 sq m / 97 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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Energy Efficiency Rating		Current	Potential
100-109	A		
81-100	B		
62-80	C		
43-61	D	70	74
25-42	E		
10-24	F		
1-9	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

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