

# Hamptons

INTERNATIONAL



**Templewood Lane, Farnham Common, SL2**

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GUIDE PRICE

**£2,250,000**

**(£2,249,000)**

## Property details

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### Key features

- **6 Bedrooms**
- **6 Bathrooms**
- **6 Reception Rooms**
- **Games Room**
- **Utility Room**
- **Utility Room**
- **Triple Garage**

## Templewood Lane, Farnham Common, SL2

GUIDE PRICE

**£2,250,000**

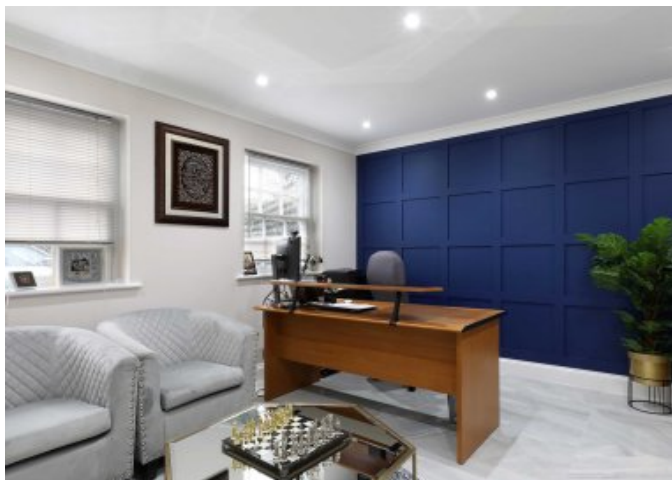
**(£2,249,000)**

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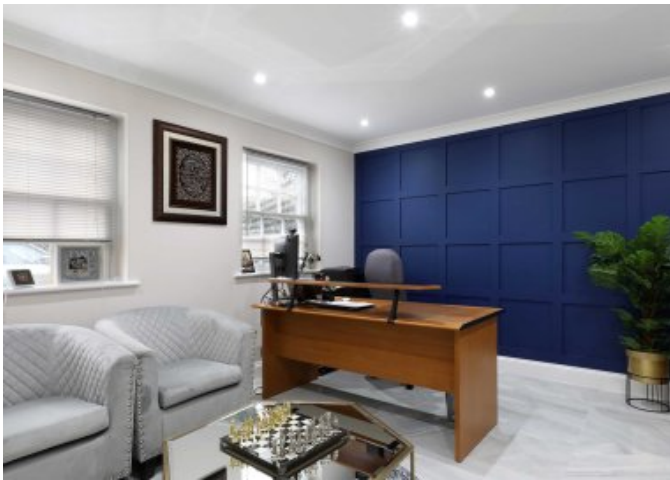
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## Description

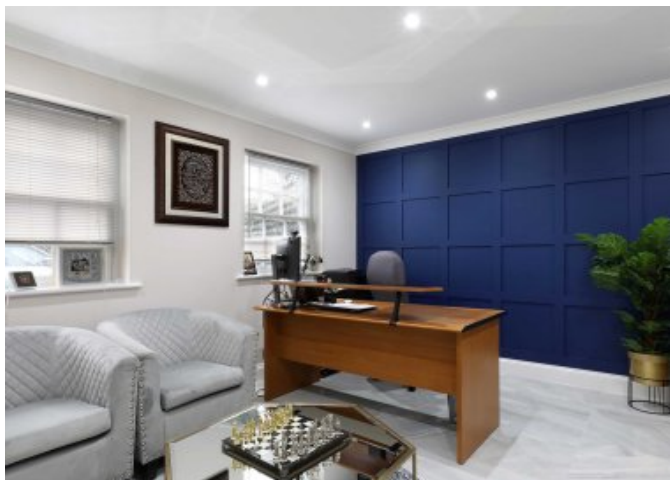
Situated on a prestigious road in the sought-after village of Farnham Common, this handsome six-bedroom country house offers stylish accommodation spanning 5,317 sq. ft. The property boasts a gated entrance, a triple garage, and expansive private gardens, with the potential to create an independent annexe on the ground floor. The property is entered through a spacious hall, where large Italian floor tiles and an exquisite water feature create an immediate impression. A grand oak staircase rises gracefully to the upper floors, while solid oak doors provide seamless access to the guest cloakroom, study, drawing room, dining room, living room, and kitchen. Designed for both versatility and luxury, the ground floor offers expansive living space, including the potential for a self-contained annexe with its own entrance—ideal for extended family or guests. At the heart of the home, the stunning remodeled kitchen showcases a sleek contemporary design, a large central island, and a separate utility room, blending style with functionality. On the first floor, a half-galleried landing leads to four generously proportioned double bedrooms, each with a stylish en-suite. The principal suite is a private retreat, complete with a luxurious walk-in wardrobe/dressing area, while the remaining bedrooms feature bespoke fitted wardrobes. The sense of space and elegance continues on the second floor, where a fifth en-suite bedroom is accompanied by a vast 26' games room, spacious enough for a full-sized snooker table. An additional guest cloakroom enhances the practicality of this versatile space, making it ideal for entertaining or relaxed family living. Outside, the property is set behind electronically controlled wrought iron gates, with a large block paved driveway providing ample parking for a number of vehicles and access to the triple garage. There is side access to a landscaped rear garden which is mostly laid to lawn and offers a private and tranquil retreat. Mature hedging and fenced boundaries provide seclusion whilst a large stone patio creates an idyllic setting for al-fresco dining and outdoor entertaining. Situation Gracemore enjoys a prime location within easy walking distance of Farnham Common, offering a variety of grocery stores, cafés, restaurants, and essential amenities such as a post office, pharmacy, hardware store, and garage. Nearby, the historic Burnham Beeches, a 482-acre protected woodland, provides picturesque walks, open spaces, and a charming café, perfect for outdoor enthusiasts. The area is renowned for its outstanding education options and an active sports club offering rugby, cricket, lacrosse, squash, tennis, and fitness facilities. Farnham Common is ideally positioned for fast access to London, with both the Chiltern Line (Gerrards Cross - 3.3 miles), reaching London Marylebone in under 30 minutes, and the Elizabeth Line (Burnham - 3.6 miles), providing direct trains to London Paddington, the West End, and the City. The M40 (3 miles away) ensures quick connections to the M25 and M4, with Heathrow Airport conveniently nearby. Property Ref Number: HAM-1118



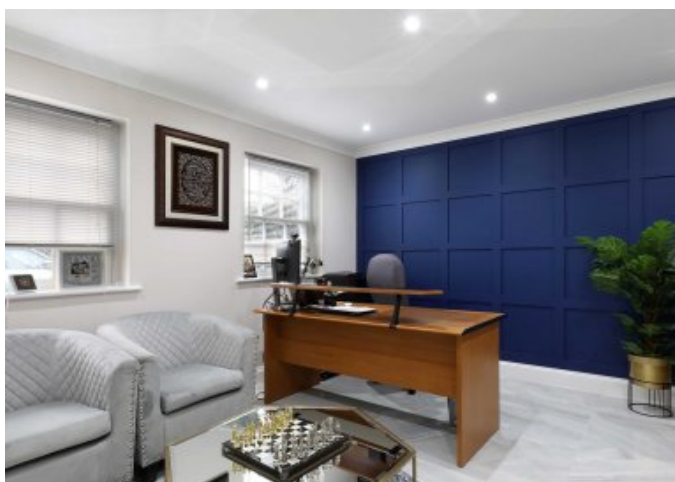




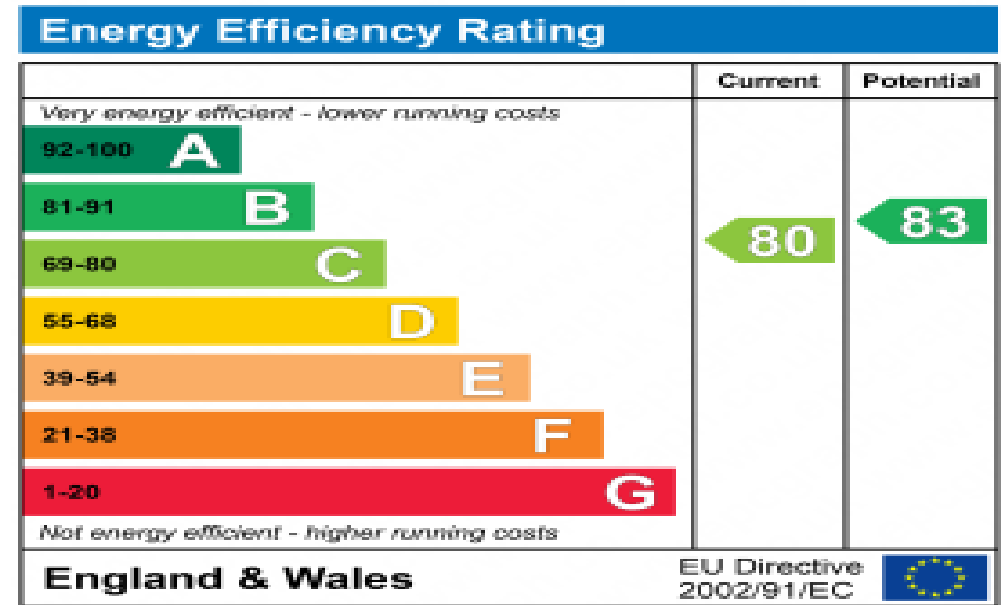










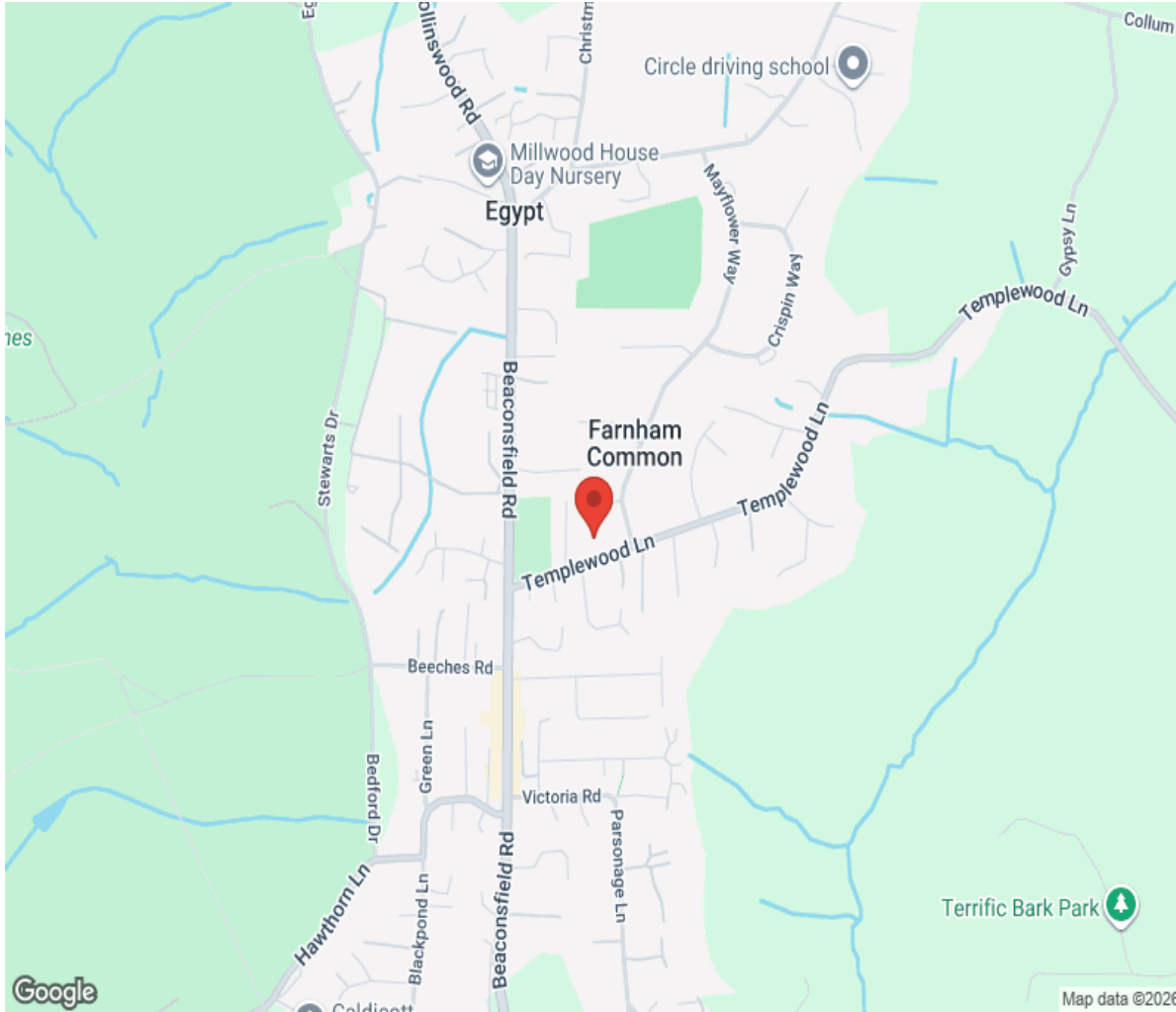


# Floor plan



# Location

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