

# Hamptons

INTERNATIONAL



## Hill Place, Farnham Common, SL2

5  3  4 

GUIDE PRICE

**£1,500,000**

**(£1,495,000)**

## Property details

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### Key features

- **5 Bedrooms**
- **3 Bathrooms**
- **Kitchen / Breakfast Room**
- **Family Room**
- **Dining Room**
- **Triple-Aspect Drawing Room**
- **Study**
- **Utility Room**
- **Spacious Entrance Hall**
- **Double Garage**

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## Description

An impressive Berkeley Homes-built detached residence, tucked away at the end of a highly sought-after cul-de-sac. Set within easy reach of the village centre and Burnham Beeches, this superb home combines space, privacy and convenience, and is offered to the market with no onward chain. Situated at the end of a cul-de-sac, this handsome detached property is a perfect family home. Built by Berkeley Homes and enjoyed by the current owners for over three decades, the property is now offered for sale with no onward chain. A welcoming reception hall sets the tone, with stylish tiled flooring and an openness that flows throughout the ground floor. The living accommodation is versatile and well-balanced, with a superb triple-aspect drawing room extending to approximately 25ft, a brick fireplace with wooden mantle provide a central feature and focal point and sliding doors open directly onto the rear terrace. The heart of the home is the contemporary open-plan kitchen/breakfast room, fitted with sleek cabinetry, a central island and integrated appliances, seamlessly connecting to a dining area and adjoining family room, with bi-fold doors to the terrace and garden. A separate utility room provides further practicality, with internal access to a generous double garage and a cloakroom completes the downstairs space. Upstairs, five well-proportioned bedrooms are arranged around a spacious landing. The principal suite offers an excellent retreat, complete with a four-piece en-suite. A second bedroom also benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom. Outside To the front, a spacious block-paved driveway provides ample off-street parking for multiple vehicles and leads to the integral double garage. The rear garden is a particular highlight, offering a private and peaceful setting. A wide paved terrace creates an ideal space for al fresco dining and entertaining, with steps leading onto a generous lawn framed by mature trees and established hedging, ensuring a high degree of privacy. Situation Farnham Common is one of South Buckinghamshire's most desirable villages, perfectly blending a semi-rural lifestyle with excellent everyday amenities. The property is conveniently positioned within easy walking distance of the village centre, which offers a selection of shops, cafés, restaurants and essential services. For those who enjoy the outdoors, the stunning Burnham Beeches is just a short walk away, providing hundreds of acres of ancient woodland, ideal for walking, cycling and leisure activities. The area is highly regarded for its schooling, falling within the Buckinghamshire grammar school system and offering access to well-regarded local and independent schools. Excellent transport links are also close by, providing convenient access to surrounding towns and central London, making this an ideal location for commuters. Property Ref Number: HAM-64939







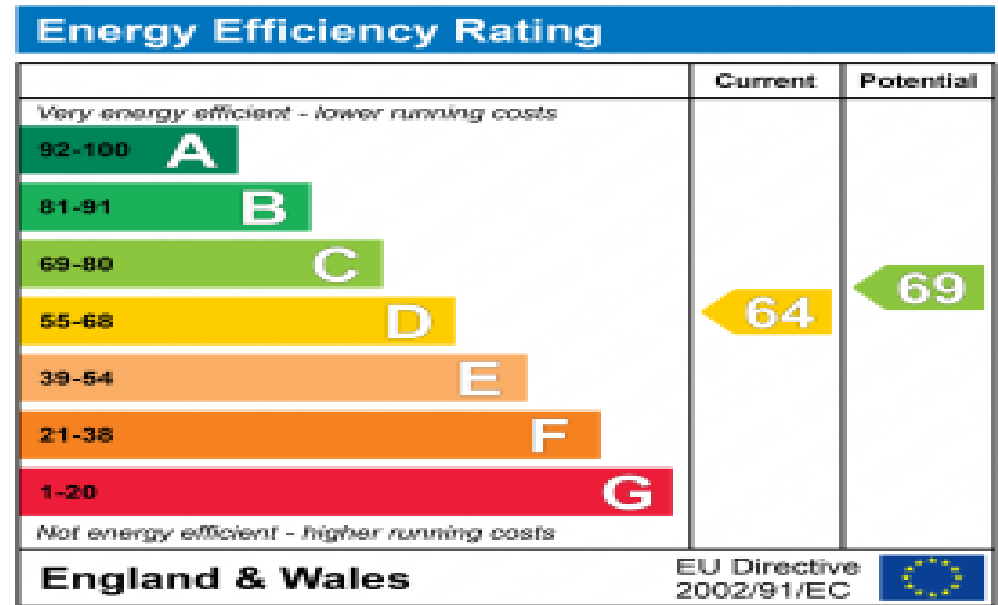
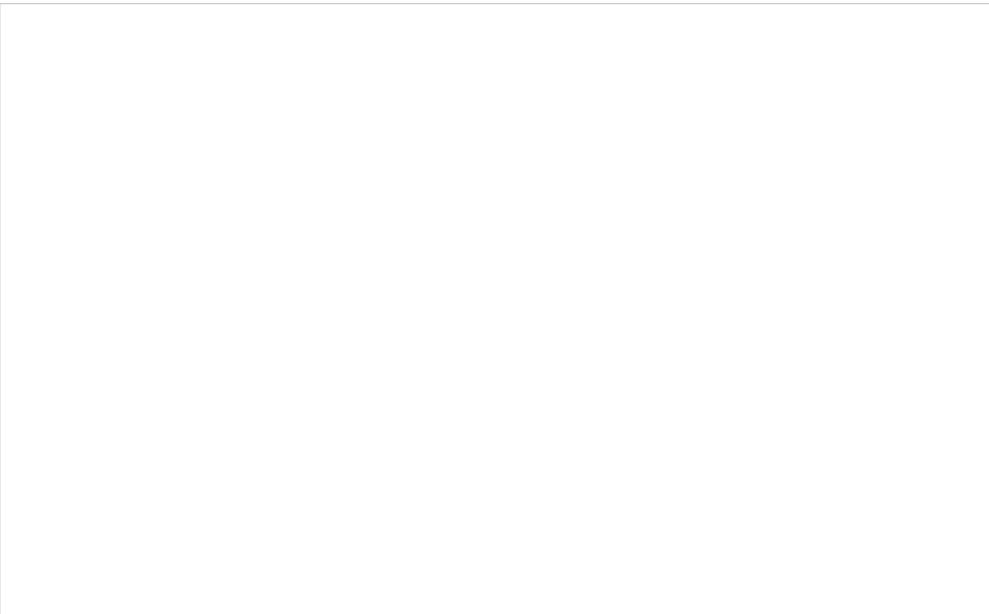






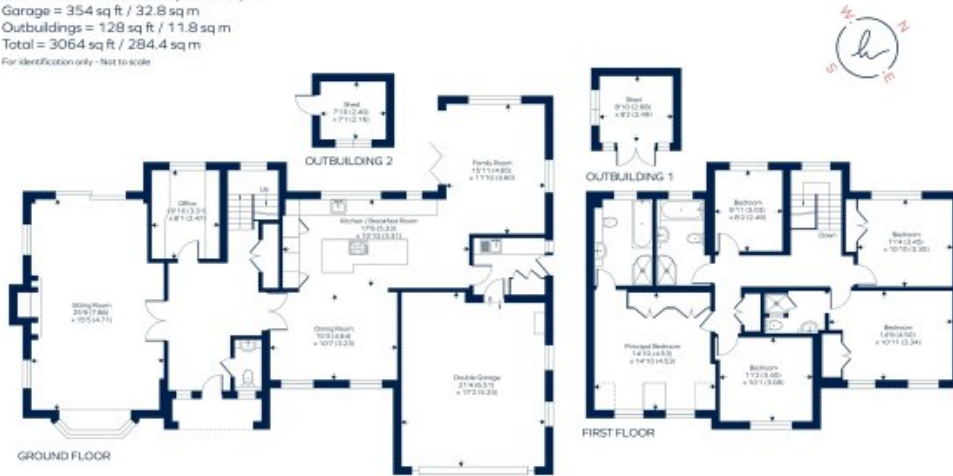






# Floor plan

Approximate Area = 2557 sq ft / 237.5 sq m  
Limited Use Area(s) = 25 sq ft / 2.3 sq m  
Garage = 354 sq ft / 32.8 sq m  
Outbuildings = 128 sq ft / 11.8 sq m  
Total = 3064 sq ft / 284.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance withRICS Property Measurement 2nd Edition.

# Location

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**+44 (0)20 8618 4551**

**[international@hamptons.co.uk](mailto:international@hamptons.co.uk)**

**[www.hamptons-international.com](http://www.hamptons-international.com)**