

# Hamptons

INTERNATIONAL



**Beeches Road, Farnham Common, SL2**

5  3  3 

GUIDE PRICE

**£1,000,000**

**(£1,000,000)**

## Property details

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### Key features

- Entrance hall
- Sitting room
- Dining room
- Kitchen/Breakfast Room
- Utility room
- Guest Cloakroom
- Store room
- Integral Garage
- Five Bedrooms
- Family Bathroom

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## Description

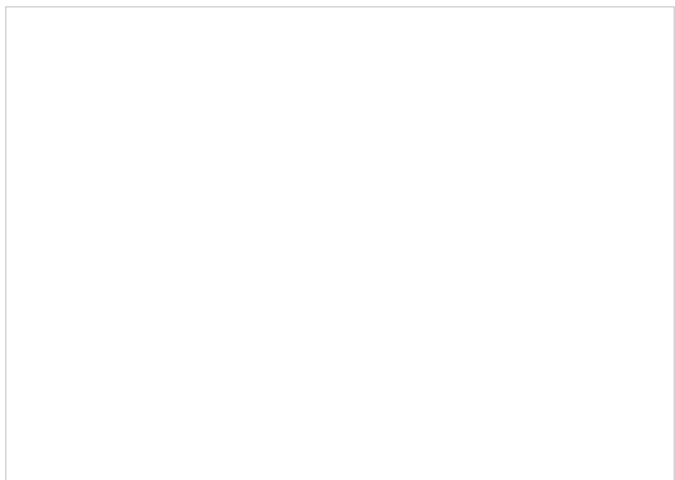
A spacious five-bedroom detached family home offering well-balanced accommodation throughout. Features include a generous sitting room, kitchen/breakfast room, separate dining room, and a private rear garden. Ideally located in a sought-after area, with excellent potential to shape and add personality. This spacious, detached family home is set on a desirable residential road in Farnham Common. One end of Beeches Road opens to the village whilst the other leads to a leafy lane and the beautiful expanse of Burnham Beeches. From the entrance porch and hallway, the ground floor opens up, a spacious sitting room extends over 24 ft, enhanced by wood flooring and a fireplace with wooden mantel and bi-fold doors which provide direct access to the rear garden. The kitchen and breakfast room are equally bright and spacious with ample workspace and storage. Together with the connecting dining room, this space reaches the full depth of the house, skylights and bi-bifolds add extra light with connecting doors to the sitting room providing the opportunity to open up the whole space if required. A utility room, guest cloakroom, integral garage, and useful storage areas complete the downstairs space. On the first floor, the property has five well-proportioned bedrooms. The principal bedroom has generous dimensions, a walk in wardrobe and an en-suite bathroom. The remaining bedrooms are ideal for family members, guests, or home working. There is an additional en-suite and a family bathroom. Outside the property sits within a well-maintained plot, a private driveway provides ample off-street parking, access to the integral garage and a side gate leads to the rear garden. The garden is edged by fencing and established hedging. A spacious patio runs the width of the rear of the house with a central lawn bordered by mature shrubs providing colour, privacy and interest. Situation Occupying a prime position within easy walking distance of Farnham Common, the property benefits from a wide range of local amenities including grocery stores, cafés, restaurants, and everyday essentials such as a post office, pharmacy, hardware store, and garage. Close by, the historic Burnham Beeches spans 482 acres of protected woodland and provides scenic walks, open parkland, and a charming café. The area is highly regarded for its excellent schooling as well as a range of fitness facilities. Well positioned for fast access to London, with the Chiltern Line from Gerrards Cross, 3.3 miles away, reaching London Marylebone in under 30 minutes, and the Elizabeth Line from Burnham, 3.6 miles away, providing direct services to London Paddington, the West End, and the City. The nearby M40, just 3 miles away, offers quick connections to the M25 and M4, while Heathrow Airport is conveniently within a 15 to 20 minute drive. Property Ref Number: HAM-65226 Additional Information Some of the internal photos have been virtually staged.







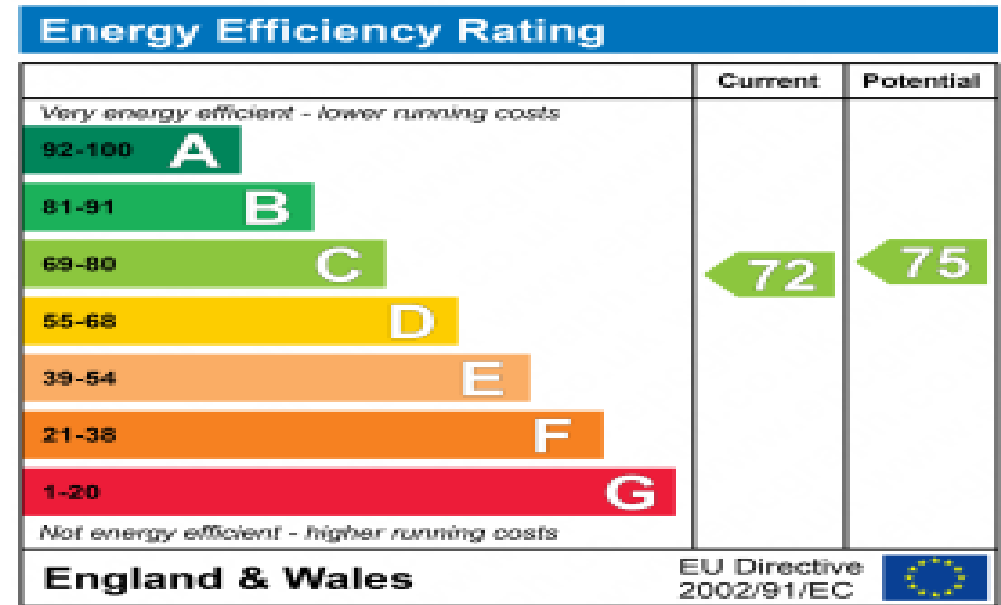












# Floor plan

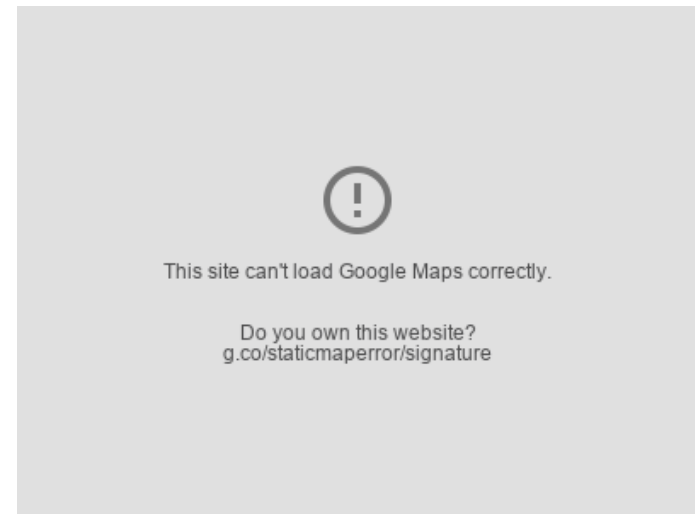
Approximate Area = 2201 sq ft / 204.4 sq m  
Garage = 43 sq ft / 3.9 sq m  
Total = 2244 sq ft / 208.3 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.

# Location

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