

Oakwood Estates are delighted to offer for sale, Purton Cottage, which has been extensively renovated and extended by the current owners to offer bespoke & contemporary accommodation with many original features throughout. The light & spacious, turnkey property is located on one of Farnham Common's most prestige roads, within level walking distance of the village shops and amenities. Viewing is highly recommended.

Hidden behind electric gates, an 'L' shaped driveway with useful e-charger, is flanked by mature trees and planting and provides parking and turning space for 4 cars. The front door leads to an extremely light and spacious Entrance Hall, with vaulted ceiling and a full range of fabulous bespoke fitted cupboards providing plenty of storage for the modern family. Beautiful limestone flooring, with underfloor heating, leads to all rooms including a magnificent Downstairs Shower Room, finished to a contemporary style with high quality fixtures and fittings. The dual aspect Drawing Room/Bedroom Five, a bright and spacious room with original parquet flooring, overlooks the south facing garden. The Family Room, also bright and spacious with parquet flooring and has double doors leading to the garden.





The fabulous 'hub of the home' Kitchen/Dining/Living Room is of 'L' shaped design and features two large sets of eye catching Aluminium sliding doors leading to the patio and connecting to the outside. The spacious Kitchen area features an impressive central island, with double wine cooler and space for bar stools, it is fitted with a full range of floor and wall mounted units set to Quartz work top and incorporating a double Butler sink unit with Quooker tap. Integrated appliances also include a dishwasher, fridge, freezer, 2 AEG ovens and induction hob with extractor. There is plenty of space in the Living area for sofas to enjoy views over the south facing garden (which wraps around the property) and is linked by the kitchen to the generous Dining Room which features a large striking, pitched roof lantern and, in turn, leads to the brand new Study with hardwood flooring. The Utility Room is spectacular being fitted with a vast range of wall and floor mounted units with space and plumbing for both a washing machine and tumble dryer, double stainless steel Belfast sink with pull out spray style mixer tap - every home owners dream!

Upstairs, the bright and spacious Primary Bedroom features a marvellous vaulted ceiling and has a dual aspect over the south facing garden, the bedroom is enhanced by a separate Dressing Room with an abundance of storage and leads through to the brand new En Suite Shower Room, again with luxury fixtures and fittings. The Guest Bedroom Suite also has a dual aspect and a full range of fitted wardrobes and En Suite Bathroom. Two further double bedrooms are served by the luxurious Family Bathroom with free standing bath and separate shower cubicle. There is also a storage cupboard housing the hot water tank. The landing gives access to the exceptionally large loft space with 3 Velux windows, drop down ladder, light and power (currently in use as a gym) this space could easily be converted into two generous bedrooms and a bathroom if required.





## Property Information

-  PRIME LOCATION
-  BOTH ORIGINAL & CONTEMPORARY FEATURES THROUGHOUT
-  HUB OF THE HOME KITCHEN / FAMILY / DINING ROOM
-  THREE FURTHER RECEPTION ROOMS
-  GATED DRIVEWAY & PARKING FOR 4 CARS
-  WRAP AROUND SOUTH FACING GARDEN
-  SYMPATHETICALLY RENOVATED THROUGHOUT
-  FOUR/FIVE BEDROOM FAMILY HOME
-  IMPRESSIVE UTILITY ROOM
-  FOUR BATHROOMS (TWO EN-SUITES, FAMILY BATHROOM, DOWNSTAIRS SHOWER ROOM)
-  WALKING DISTANCE OF VILLAGE SHOPS & AMENITIES
-  NO ONWARD CHAIN

					
x4	x4	x4	x4	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

### Location

Farnham Common Village centre offers an excellent high street with Sainsbury's, Costa, Tesco plus a variety of local shops, amenities, pubs and places to eat. Larger shopping centres can be found in Windsor, High Wycombe (Eden centre) and Uxbridge (The Chimes). Farnham Common is excellent for access to Heathrow and the Elizabeth Line (crossrail at Slough or Burnham). Gerrards Cross and Beaconsfield are also close by, providing a train line direct to London Marylebone in 20 minutes via Chiltern Railways.

M40 (J2) 2.5 miles, Gerrards Cross 3.6 miles, Beaconsfield 4.5 miles, Heathrow Airport 15.0 miles. All distances are approximate.

### Schools And Leisure

Buckinghamshire is renowned for its choice and standard of schooling. The county is one of the last to maintain the traditional grammar school system with Burnham Grammar School (for girls and boys) together with The Royal Grammar School and John Hampden in High Wycombe (for boys) and Beaconsfield High School (for girls). Independent preparatory schools include St Mary's, Godstowe, High March (for girls) Caldicott, Davenies (for boys) and Dair House (for boys and girls).

### Outside

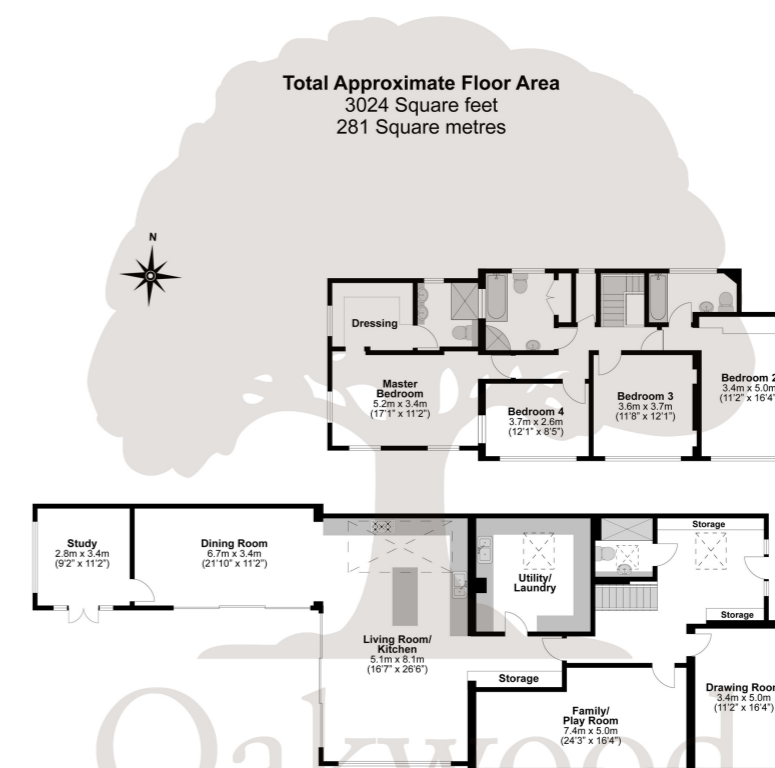
Purton Cottage sits in a south facing plot approaching 1/4 acre and is screened by mature trees and hedge grow. The large south facing garden wraps around from the front, along the side and to the rear of the property providing sunshine throughout the day.

To the rear of the garden, a fabulous pergola and bespoke seating area link the outside in to the Kitchen/Dining/Family Room via the two sets of Aluminium sliding doors providing a breathtaking blend of outdoor and indoor living, ideal for alfresco dining, BBQs and entertaining. There is also a large garden shed and raised beds for vegetables or planting.

### Council Tax

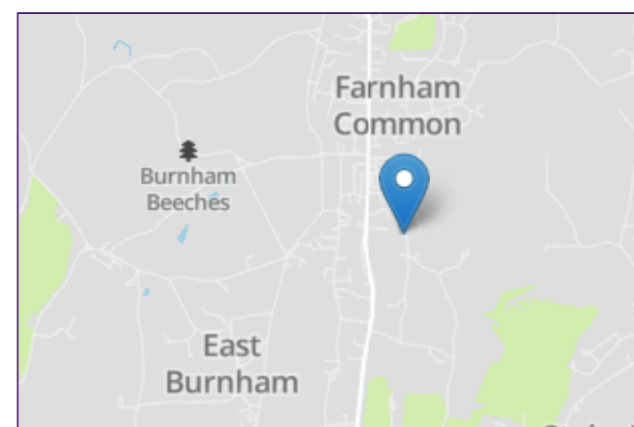
Band G

## Floor Plan



Illustrations are for identification purposes only, measurements are approximate, not to scale.

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	