

This five/six double bedroom detached family home is situated on a large plot offering flexible and spacious living accommodation. The property stretches to approximately 3196 sqft and is well positioned for access to Burnham Rail Station (Queen Elizabeth Line) whilst being located across from open fields/countryside.

The ground floor features three reception rooms with the inclusion of a 22ft dining room with direct access onto the rear garden, a 19ft sitting room with functional fireplace, and a 12st study/office (which could be adapted for use as a playroom). There is also a 20ft granite fitted kitchen with underfloor heating, two guest bedrooms (both with fitted cupboards), a shower room and large vestibule entrance hall with skylight and double doors onto the garden. The property also benefits from a lean-to (directly off the kitchen) which also includes a second functional kitchen space for cooking.

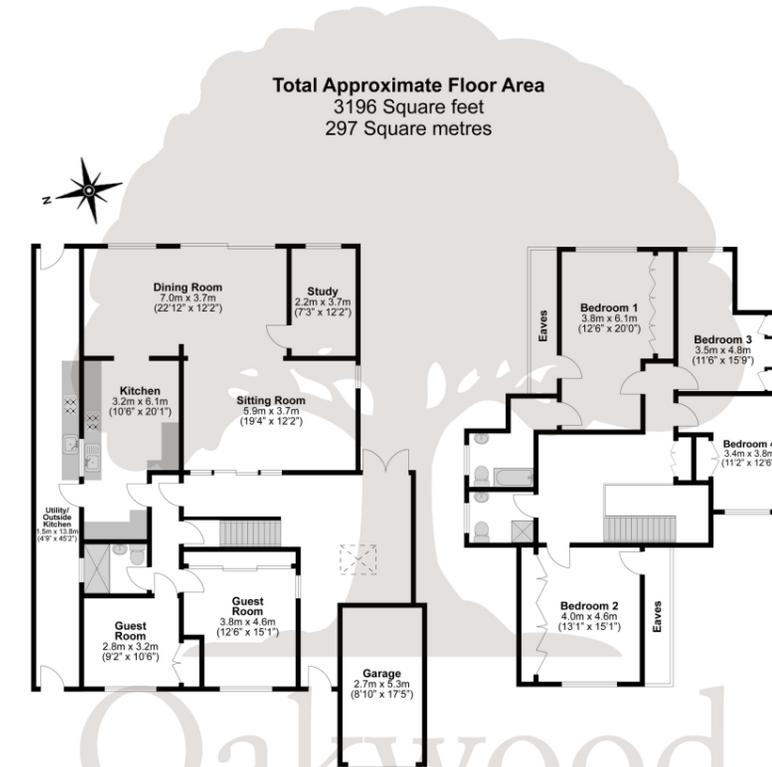
To the first floor there are four double-sized bedrooms - with the master bedroom benefiting from a refitted ensuite bathroom and eaves storage space - in addition to a family bathroom.

Externally, the south-east facing garden is generous and mainly laid to lawn with mature trees, shrubs and flowers to the borders and a sizable patio area ideal for summer dining. There is a large timber storage shed to the rear and access to the front of the property via side gates. To the front of the property there is off street parking for up to four cars in addition to the 17ft garage.

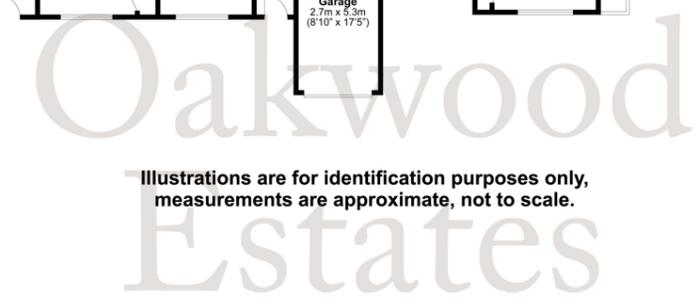
This property is an ideal family purchase due to its generous size and flexible accommodation. The surrounding area provides excellent schooling for children of all ages and the property is well placed for the M4 at Slough and the M40 junction 2 at Beaconsfield Old Town. Beaconsfield mainline station offers a direct route into Marylebone, London.

-  FIVE/SIX DOUBLE BEDROOM DETACHED FAMILY HOUSE
-  GENEROUS PLOT
-  22FT DINING ROOM
-  STUDY/OFFICE
-  PARKING FOR 4 CARS
-  APPROX. 3196 SQFT
-  20FT GRANITE FITTED KITCHEN WITH UNDERFLOOR HEATING
-  19FT SITTING ROOM
-  3 BATHROOMS (INCLUDING REFITTED ENSUITE)
-  17FT GARAGE

					
x6	x3	x3	x4	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



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.

**External**

The south-east facing garden is generous and mainly laid to lawn with mature trees, shrubs and flowers to the borders and a sizable patio area ideal for summer dining. There is a large timber storage shed to the rear and access to the front of the property via side gates. To the front of the property there is off street parking for up to four cars in addition to the 17ft garage (with light and power).

**Location**

Farnham Royal and Farnham Common offer good local shopping facilities and the larger centres of Beaconsfield, Slough and Maidenhead are within easy reach and offer more extensive facilities. The M40 (Junction 2) can be joined at Beaconsfield linking with the M25. The M4 (Junction 7) also provides access to the M25 and the national road network giving access to London, Heathrow and the west. There is a mainline railway station in Burnham, offering services to Paddington and from Beaconsfield there is a service to Marylebone. Burnham is included within the Crossrail scheme.

Burnham High Street. 1.8 miles  
Farnham High Street. 1.3 miles

Burnham Station. 1.5 miles  
Slough Station. 2.1 miles

**Council Tax**  
Band F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	76
(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	