

The **Frost** Partnership

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Silverwood House, Cherry Tree Road, Farnham Royal, Buckinghamshire, SL2 3EF

£1,250,000 (Freehold) DRAFT



- **Luxury detached home**
- **Stunning kitchen**
- **Four / five bedrooms**
- **Three bath / shower rooms**
- **Sought after location**
- **Double garage**

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Ground Floor

Approx. 167.7 sq. metres (1805.1 sq. feet)



First Floor

Approx. 127.8 sq. metres (1375.9 sq. feet)



Total area: approx. 295.5 sq. metres (3181.0 sq. feet)

A beautifully appointed detached new home, built to a high specification and situated on a highly regarded road. The property offers spacious and flexible accommodation, affording an expanse of natural light and an internal inspection is recommended to appreciate the quality and finish of this fine home.

Ground Floor

**Entrance Hall, Cloakroom, Lounge,
Dining Room, Study / Bedroom Five, Kitchen / Breakfast Room**

First Floor

**Master Bedroom with Dressing Room and En-Suite Shower Room,
Guest Bedroom with En-Suite Shower Room, Two further Bedrooms, Family Bathroom**

Outside

Double Garage, Landscaped Gardens and Grounds

Location

The property is situated in the popular village of Farnham Royal, which is within a short drive of Farnham Common village centre, Gerrards Cross and Beaconsfield town centres which offer extensive shopping facilities. The station at Gerrards Cross offers a fast and frequent service into London Marylebone and nearby Slough train station offers a fast service into London Paddington. This will be further enhanced by the forthcoming Crossrail.

Locally there are numerous golf courses including the prestigious Stoke Park Country Club and further leisure facilities in the area include gymnasiums and countryside walks.

South Bucks remains within the grammar school education system, with various highly regarded state and independent schools locally.

Farnham Royal is situated within a short drive of the local motorway networks including the M40, M25 and M4.

Specification Highlights

- 10 year LABC warranty
- Franke under mount sink and Franke pull-out tap
- Meile double oven and induction hob
- Neff ceiling extractor
- Granite worktops and breakfast bar
- Capri porcelain tiles to ground floor
- LED downlights and brushed chrome sockets
- CAT 5e and RG-59 AV wired control panel
- Solar PV panels to rear roof
- Oak and glass balustrades to stairs and landing
- Sealed boiler and MegaFlo serving wet under floor heating zone controls downstairs and upstairs radiators
- Lift and slide black aluminium 6m long kitchen doors
- Main bathroom free standing tub with Hudson Reed floor standing filler

Agent Note

Please note the external photograph is an impression of how the completed property is expected to look and may be subject to change.

VIEWING:
Via The Frost Partnership, 32 Packhorse Road, Gerrards Cross
Telephone: 01753 890909 Email: gerrardscross@frostweb.co.uk



Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.