

# The **Frost** Partnership

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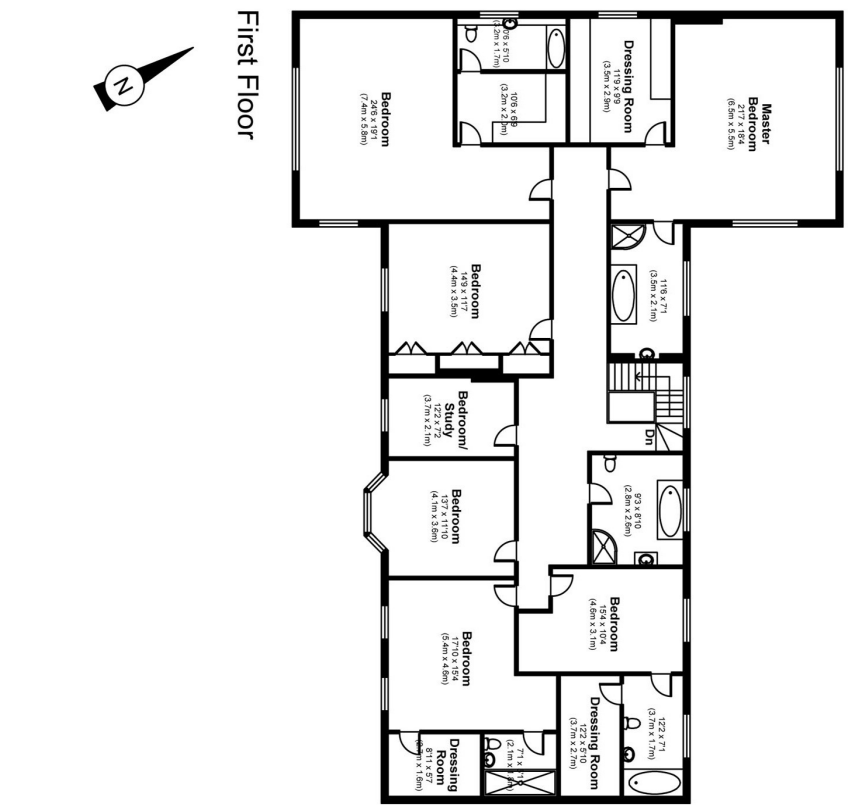
**The Pines, Templewood Lane, Farnham Common, Buckinghamshire, SL2 3HQ**

**Guide Price £1,795,000 (Freehold)**



- Seven bedrooms
- Indoor swimming pool
- Five reception rooms
- Four ensuites with shower/bathroom and dresser
- Separate flat above garaging
- Good size secluded plot

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**Ground Floor**  
The Frost Partnership

**First Floor**

**First Floor**

**The Pines, SL2 3HQ**  
 APPROX. GROSS INTERNAL FLOOR AREA 6049 SQ FT / 562 SQ M. INC. GARAGE  
 FROSTGC12564-F: THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE. COPYRIGHT: THE IMAGE TAILOR LTD. 2017.

**A fantastic detached house which has undergone many improvements and now offers spacious and flexible accommodation. There are plenty of downstairs rooms whilst upstairs there are a number of bedroom suites with ensuite shower/bathrooms and walk in wardrobes. In addition there is an indoor swimming pool and a flat above the garage. The grounds are a good size and the property is within walking distance of the village centre.**

#### **Entrance Hall**

Wooden flooring, double doors to:

#### **Sitting Room**

Wooden flooring, views overlooking the rear garden, book shelves, double doors to:

#### **Dining Room**

Attractive feature stone fireplace, wooden flooring, double doors to:

#### **Games/Snooker Room/Family Room**

Feature open stone fireplace, wooden flooring, triple aspect, two sets of fitted shelved cupboards, full size snooker table, music surround speakers, double doors to:

#### **Drawing Room**

Feature open stone fireplace, wooden flooring, double aspect with one set of bi-fold doors leading to rear terrace and garden, music surround speakers.

#### **Kitchen/Breakfast/Family Room**

Comprising one and a half bowl single drainer enamel sink unit with cupboards below, granite work surfaces with cupboards and drawers below, integrated AEG appliances including dishwasher, wine cooler, two fridges, freezer, stainless steel double oven, microwave and coffee machine, fitted wall units, large island unit with granite work top and an array of cupboards and drawers below, breakfast bar, oval stainless steel sink unit, built in AEG four ring induction hob and two ring gas hob with extractor fan above, granite splash backs, tiled flooring, triple aspect with double doors opening onto rear terrace and garden, double doors to entrance hall, door to double garage and door to:

#### **Utility Room**

Work surfaces with cupboards and drawers below and space for washing machine and tumble dryer, fitted wall units, wall mounted boiler, Megaflow hot water cylinder, tiled flooring, door to the side of the property.

#### **Cloakroom/Shower Room**

Tiled walls and floor, large shower, wash hand basin, low level WC with concealed cistern.

#### **Indoor Swimming Pool**

Wave machine, tiled walls and floor, two sets of bi-fold doors opening onto rear terrace and garden, music surround speakers, air conditioning unit, double doors leading to the sitting area of the kitchen.

#### **FIRST FLOOR Landing**

Access to loft space, built in shelved airing cupboard.

#### **Bedroom One**

Double aspect with shutters.

#### **Large En Suite Dressing Room**

Range of fitted wardrobes with hanging rails and shelving and drawers.

#### **En Suite Bathroom**

White suite comprising deep oval bath, large separate shower cubicle, vanity wash hand basin, low level WC with concealed cistern, tiled walls and floor.

#### **Bedroom Two**

Double aspect.

#### **En Suite Dressing Room**

Wardrobes with hanging recess and shelving and drawers, access to loft space.

#### **En Suite Bathroom**

White suite comprising enclosed bath with shower attachment and separate shower unit, vanity wash hand basin, low level WC with concealed cistern, large chrome ladder style heated towel rail, tiled walls and floor.

#### **Bedroom Three**

#### **En Suite Dressing Room**

Hanging recess with shelving, access to loft space.

### **En Suite Shower Room**

Large fully tiled shower cubicle, wash hand basin, low level WC with concealed cistern, chrome ladder style heated towel rail, tiled walls and floor.

### **Bedroom Four**

#### **En Suite Dressing Room**

Hanging recess and shelving.

#### **En Suite Bathroom**

White suite comprising enclosed bath with shower attachment, wash hand basin, low level WC with concealed cistern, tiled walls and floor.

### **Bedroom Five**

Range of fitted wardrobes to the height and length of one wall.

### **Bedroom Six**

### **Bedroom Seven/Study**

#### **Family Bathroom**

White suite comprising large oval bath, fully tiled shower cubicle, vanity wash hand basin, low level WC with concealed cistern, tiled walls and floor, two chrome ladder style heated towel rails.

### **OUTSIDE To The Front**

Carriage driveway with electronically operated gates which leads to the property and garage. Lighting, mature hedgerow and flowering plants with side access leading to the rear garden.

### **Rear Garden**

Mainly laid to lawn offering a high degree of seclusion and is a good size. There is a terrace area, gravel pathway leading to a large brick built outbuilding and also a storage shed, lighting, power sockets, water tap.

### **Separate Apartment over Garage**

Approached by a separate entrance with stairs rising to bedsit/living/kitchenette, fitted wardrobe, kitchen area comprising single bowl single drainer stainless steel sink unit with cupboards below, work surfaces with cupboards and drawers below, fitted stainless steel four ring gas hob with extractor over, built in stainless steel oven. Shower room comprising fully tiled shower cubicle, pedestal wash hand basin, low level WC, shelving, tiled splash backs.

### **Double Garage**

Electric up and over doors both sides, light, power, personal door to kitchen. (N.B.) Second Garage - there is some space taken up from the stairs rising up to the apartment.

### **AGENTS NOTE**

Energy Efficiency Rating - C. Please contact us for a full copy of the Energy Performance Certificate (EPC).

### **VIEWING:**

**Via The Frost Partnership, 32 Packhorse Road, Gerrards Cross**  
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**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.