



Alderbourne
Farnham Common

TIM RUSS
& COMPANY

Alderbourne, Black Pond Lane
Farnham Common, Berkshire SL2 3EN



- SMALL GATED DEVELOPMENT
- DETACHED FAMILY HOME
- LARGE OPEN PLAN KITCHEN/DINING /FAMILY ROOM
- FOUR RECEPTION ROOMS
- FIVE DOUBLE BEDROOMS
- THREE EN SUITE/BATHROOMS
- DETACHED TRIPLE GARAGE

£1,750,000

A very attractive detached family home forming part of this small gated development of just four properties, located in the heart of Farnham Common.

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The Property

An immaculately presented five bedroom detached family home offering bright and spacious living accommodation throughout and nicely set within this small gated development.

The property offers accommodation comprising: spacious entrance hall, cloakroom, 22ft dual aspect sitting room with feature central fireplace and door out to the rear garden; further reception rooms include a nicely fitted study/home office, a family room with interconnecting doors to the kitchen and a dining room currently being used as a gym. The stunning open plan kitchen/dining and family room is fitted with a fantastic range of eye and base level units with ample work tops and a central breakfast island. Integrated appliances include electric double oven, gas hob, slim-line wine cooler and dishwasher. The kitchen opens into the family/dining room with a feature inset gas fire and an abundance of natural light coming from the large velux windows and full height windows and doors. Completing the ground floor is the utility room with access off the kitchen, again with a variety of fitted units with work tops and door leading out to the side.

Proceeding to the first floor the master bedroom has a range of fitted wardrobes and an en suite bathroom with separate bath and shower enclosure. The guest bedroom also has en suite shower room; there are three further double bedrooms and a modern family bathroom suite.



Outside

To the rear of the property there is a beautifully maintained garden comprising a large patio area leading to level lawn, stocked beds and borders with mature shrubs providing a high degree of seclusion and a side gate giving access to the front.

To the front of the property there is a large gravelled driveway providing off road parking for several vehicles and giving access to the large triple garage.

Location

Black Pond Lane is set within easy walking distance to the vibrant village centre of Farnham Common. The village offers an array of boutique shops, national grocery stores and coffee shops and a selection of restaurants and pubs. There is a well-respected local junior school and private schools include Dair House and Caldicott School for boys. Further education facilities including state and private schools are at the nearby towns of Beaconsfield and Gerrards Cross.

Farnham Common is a very short distance from Burnham Beeches comprising the famous 540 acres of protected woodland which provides many delightful walks and cycle paths.



Directions

From our office in Beaconsfield proceed out of Beaconsfield heading towards the M40 Junction 2 and continue on the A355 heading into Farnham Common Village. Proceed passed the shops on the Beaconsfield Road and turn right into Kingsway. Follow the road round to the left where it becomes Green Lane which leads into Black Pond Lane. The property is located down on the left hand side.

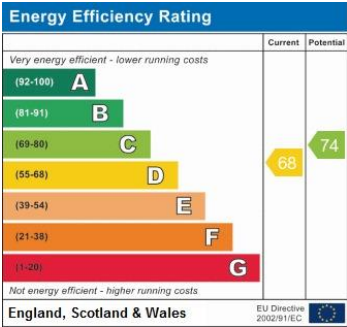
Viewings

Strictly by appointment only.

Solicitors/Mortgage Advice

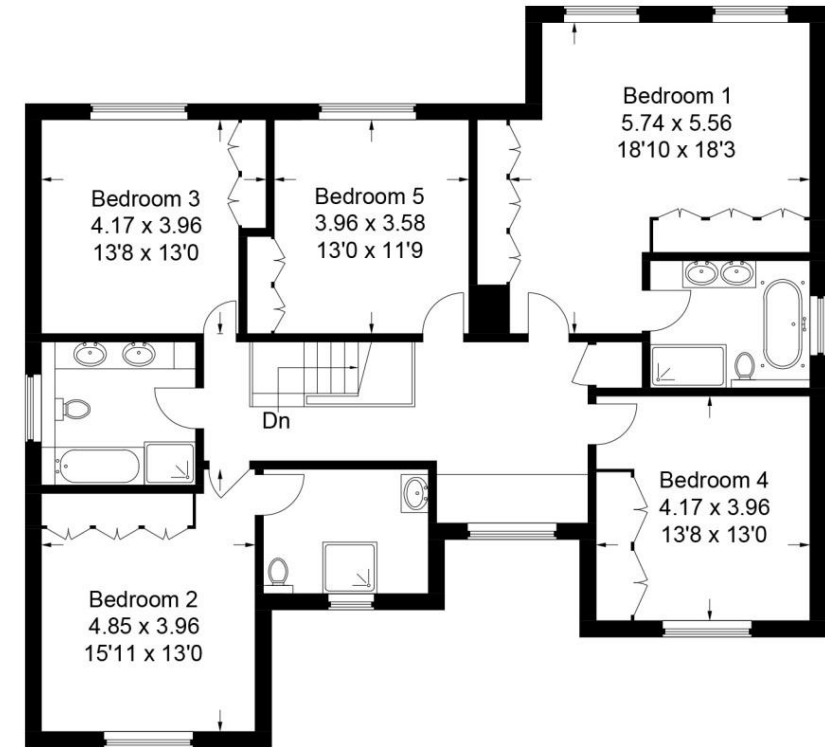
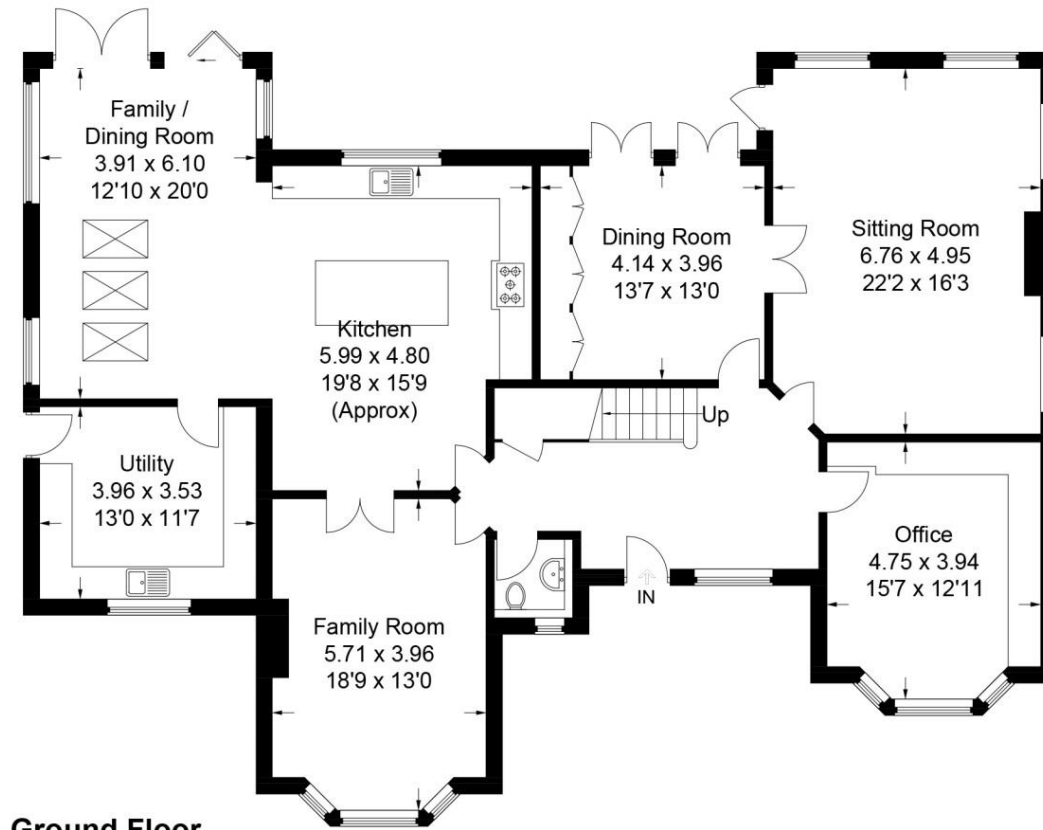
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisors and solicitors.

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Aldbourn

Approximate Gross Internal Area
 Ground Floor = 183.9 sq m / 1979 sq ft
 First Floor = 141.2 sq m / 1520 sq ft
 Total = 325.1 sq m / 3499 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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