



Rancher  
Farnham Royal

**TIM RUSS**  
& COMPANY



Rancher  
Beaconsfield Road  
Farnham Royal  
Buckinghamshire  
SL2 3BW

- A SUBSTANTIAL DETACHED FAMILY HOME WITH WEST FACING GARDENS
- OFFERING 3 RECEPTION ROOMS, 6 DOUBLE BEDROOMS, 4 BATHROOMS AND SEPARATE DRESSING ROOM
- CONVENIENT LOCATION ON THE EDGE OF FARNHAM COMMON VILLAGE

**Price    £1,325,000    Freehold**



## The Property

An exceptional family home built in 2008 with a recently added loft conversion offering flexible accommodation over three floors.

The entrance hall with stunning marble style flooring really sets the tone of this beautifully presented house.

The 20' living room enjoys views and access to the rear garden and has the advantage of an open fireplace fitted with a gas coal effect fire.

The family room enjoys a front aspect whilst the superb kitchen/dining room is located at the rear. Offering an extensive range of units with granite work surfaces over, integrated appliances include a double oven, microwave, fridge, freezer and 5-ring gas hob with extractor over. The dining area has wood style flooring and French doors giving access to the terrace and garden beyond. Lying to the side is a practical utility room with space for appliances and cloakroom.

On the first floor there are five double bedrooms, all with fitted wardrobes and three full bathrooms (two of which are en-suite).

Stairs lead up to the second floor which offers a bespoke master suite of 23' bedroom, newly fitted en-suite shower room with walk-in shower and 11' fitted dressing room.

## Outside

To the front of the property the driveway affords parking for numerous cars which leads to the integral double garage.

To the rear the garden has been well thought out with a full width terrace providing space for al-fresco dining beyond which the garden is laid to lawn bounded by flower and shrub borders and mature trees. The whole enjoys a delightful westerly aspect.

## Location

Ideally located on the edge of Farnham Common village which is home to a good range of shops and amenities for day-to-day needs there is also a good selection of restaurants and country pubs. Further comprehensive amenities are available at both Gerrards Cross and Beaconsfield each being within five miles distance. Both have a mainline train service into London Marylebone and Burnham Station provides a mainline service into Paddington and the soon to be opened Crossrail across central London to Canary Wharf.

The M40 junction 2 is available within about four miles linking into the general motorway network.

The district is well known for its excellent schooling and the retention of the grammar school system.

## Directions

From our office proceed out of Beaconsfield and across the M40 motorway on the A355 heading south towards Farnham Common. Continue for just under 4 miles and after passing Fairfield Lane on your right slow down and the property will be within a short distance on the right behind tall hedging.

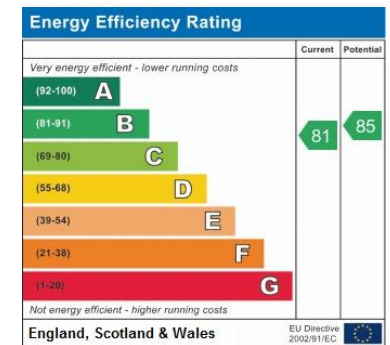
## Viewings

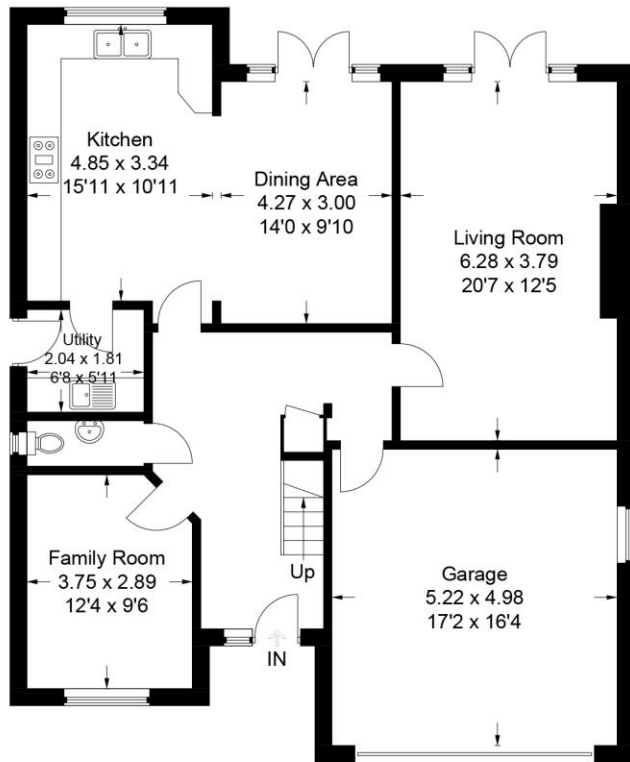
Strictly by appointment only.

## Solicitors/Mortgage Advice

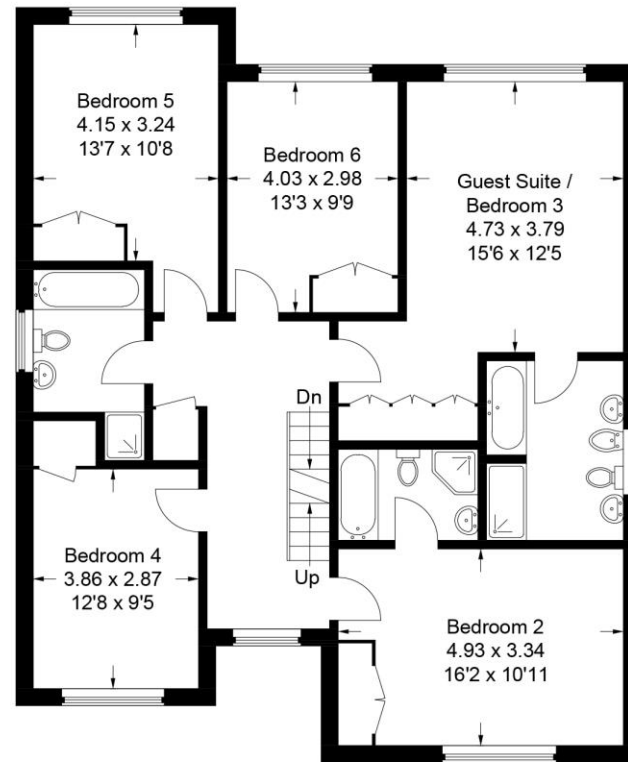
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisors and solicitors.

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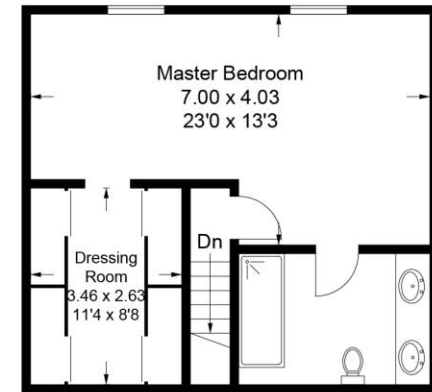




**Ground Floor**



**First Floor**



**Second Floor**

## Rancher

Approximate Gross Internal Area (Including Garage)

Ground Floor = 116.6 sq m / 1255 sq ft

First Floor = 115.9 sq m / 1247 sq ft

Second Floor = 45.5 sq m / 490 sq ft

Total = 278.1 sq m / 2992 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



6 Burkes Court, Burkes Road, Beaconsfield HP9 1NZ

**T: 01494 681122**

E: [beaconsfield@timruss.co.uk](mailto:beaconsfield@timruss.co.uk)

**[www.timruss.co.uk](http://www.timruss.co.uk)**

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