



Rancher Beaconsfield Road, Farnham Royal - SL2 3BW

Guide Price £1,325,000

 **TIM RUSS**
& Company



Rancher Beaconsfield Road

Farnham Royal, Slough

- SIX BEDROOM DETACHED
- WEST FACING LEVEL GARDEN
- ATTRACTIVE KITCHEN/DINING ROOM WITH APPLIANCES
- TWO FURTHER RECEPTION ROOMS
- SUPERB TOP FLOOR MASTER BEDROOM SUITE
- TWO FURTHER BEDROOM SUITES
- DOUBLE GARAGE & AMPLE PARKING
- OPPOSITE PARKLAND

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.



Rancher Beaconsfield Road

Farnham Royal, Slough

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

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).

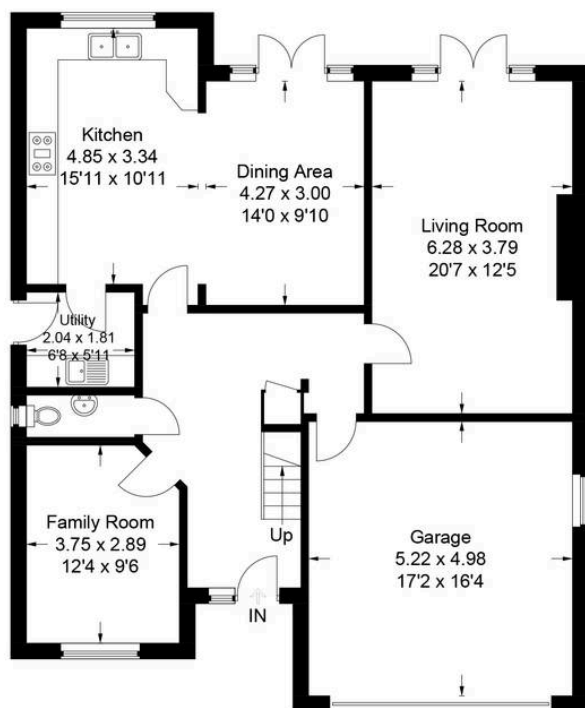
Stairs lead up to the second floor which offers a bespoke master suite of 23' bedroom, newly fitted en-suite shower room with walk-in shower and 11' fitted dressing room.

Council Tax band: G

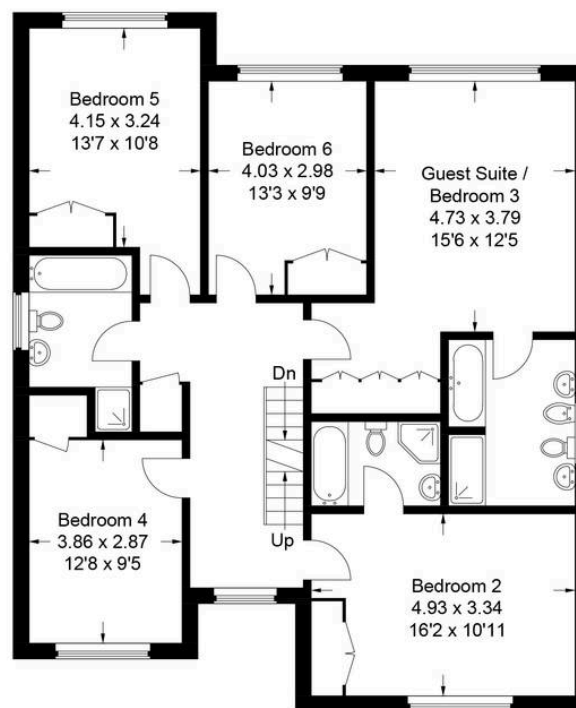
Tenure: Freehold

EPC Energy Efficiency Rating: B





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 in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Tim Russ & Company



Tim Russ and Company

Tim Russ & Co, 6 Burkes Court Burkes Road - HP9 1NZ

01494 674321 • Beaconsfield@timruss.co.uk • timruss.co.uk/

