



12 Crispin Way, Farnham Common, Buckinghamshire. SL2 3UE

Guide Price £850,000 FREEHOLD

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## 12 Crispin Way, Farnham Common, Buckinghamshire. SL2 3UE

*Situated in a sought-after address within the pretty village of Farnham Common, this characterful four-bedroom detached family home offers excellent scope for enlargement and or renovation, subject to the usual consents.*

Excellent scope for renovation or rebuild | Detached Family Home | 4 Bedrooms | Family Bathroom | En Suite Shower | Open plan Reception Room | Study | Kitchen | Cloakroom | Garage| Extensive South Facing Gardens | REF: KB-1250

**THE PROPERTY:** This four-bedroom detached family home presents a superb opportunity for those seeking a property with significant potential.

The ground floor features a welcoming reception hall with a convenient cloakroom. The heart of the home is a large, open-plan dual aspect reception room, flooded with natural light and enjoying delightful views over the southerly aspect gardens, accessible via patio doors. A cozy wood burner adds warmth and character. A doorway from here leads to a useful study room, which provides a practical link to the rear garden and internal access to the garage. Completing the ground floor is the kitchen, which offers tremendous scope for modernisation and includes an external door.

Upstairs, you'll find four well-proportioned bedrooms, including a principal bedroom with a shower facility. The remaining bedrooms are currently serviced by a family bathroom suite.

**OUTSIDE:** The property sits on a generous plot of approximately 0.18 acres. A spacious driveway to the front provides ample parking and leads to the integrated garage. The rear garden is a true highlight, enjoying a desirable southerly aspect and offering an exceptional degree of seclusion and privacy, thanks to mature hedges enclosing its sides and rear.







A paved patio area extends from the house, perfect for outdoor entertaining, with steps leading down to a substantial lawn. To the rear of the plot and neatly tucked to one side, two useful tool sheds provide excellent additional storage. Gated side access connects the front and rear of the property.

**SITUATION:** The pretty Buckinghamshire village of Farnham Common perfectly balances countryside serenity with contemporary living. Bordering the expansive Burnham Beeches National Nature Reserve, residents enjoy immediate access to picturesque woodland walks, perfect for families and outdoor enthusiasts. The village itself provides a wealth of local amenities, from charming boutique shops and inviting cafes to diverse restaurants and excellent schooling, including Farnham Common Middle School, Burnham Grammar, and the highly regarded independent school, Caldicott. Commuters benefit from excellent transport links, including the Elizabeth Line to London via Slough station (approx. 5 miles), Chiltern railways to Marylebone via Gerrards Cross (approx. 4 miles) and easy access to the M40/M4 motorways, plus proximity to Gerrards Cross and Beaconsfield. This thriving village, with its beautiful natural surroundings and impressive properties, offers an unparalleled lifestyle.





**TENURE:** Freehold

**LOCAL AUTHORITY:** Buckinghamshire Council

**SERVICES:** Mains gas, electric, water and drainage

**COUNCIL TAX:** BAND G

**EPC RATING:** D

**DIRECTIONS:** what3words: ///  
paints.soaks.tunes

**FOR ENQUIRIES QUOTE REF:** KB-1250





Approximate Gross Internal Area  
 Ground Floor = 71.1 sq m / 765 sq ft  
 First Floor = 61.9 sq m / 666 sq ft  
 Total = 133 sq m / 1,431 sq ft

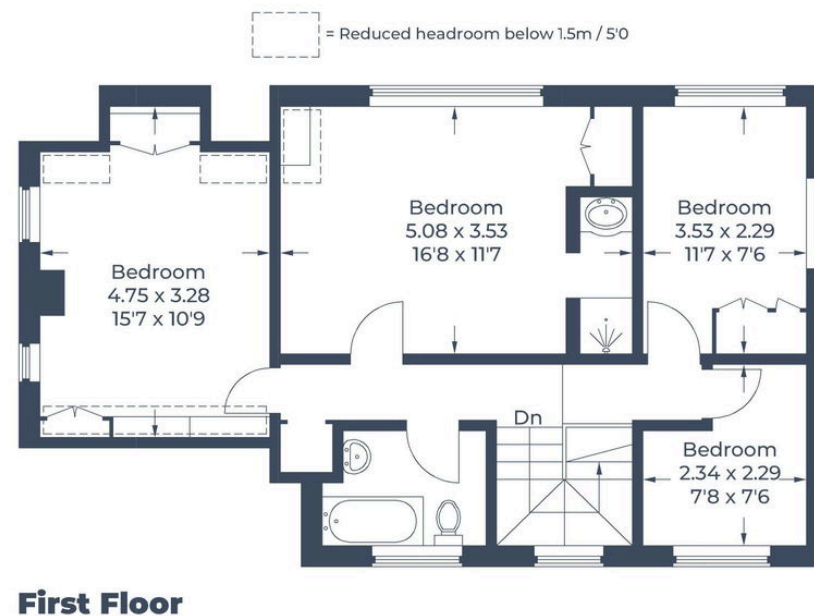
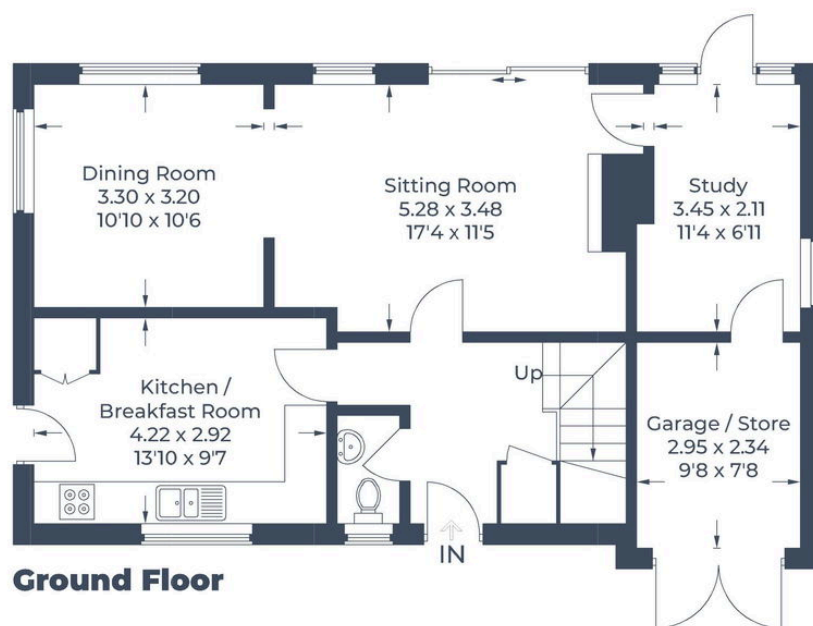


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