



**Christmas Lane**

Farnham Common

**£7,950 pcm**







## Noel House

Farnham Common

Stunning detached home with modern design. Open-plan kitchen, 6 bedrooms, 5 bathrooms, garden with terrace, private woodland view, triple garage, and driveway. Perfect for luxurious living.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Gated
- Annexe
- Triple Garage
- Four Reception Rooms
- Large Open-Plan Kitchen
- Highly Regarded Schools
- Village Amenities
- Four En Suite Bedrooms On The First Floor
- Bi-Folding Doors To Patio
- Convenient Access To Heathrow Airport









On the ground floor, all the main living areas are easily accessible from the entrance hall. At the back of the house, there's a large open-plan kitchen, breakfast, and family room with bi-folding doors that open to a patio. The kitchen is fully equipped with Miele appliances, plenty of cabinets, and a large island for extra workspace and storage. There are also four other rooms that can be used as a study, cosy snug, living room, and dining room. The bright living room has a feature fireplace, and there's a utility room with a separate cooker and extra storage.

The first floor has four large bedrooms, each with its own en suite bathroom. The master bedroom also includes a walk-in wardrobe and a luxurious bath/shower room. Two other bedrooms have walk-in wardrobes, and the fourth bedroom has built-in wardrobes.

On the second floor, there are two more large double bedrooms, each with an en suite bathroom. Above the triple garage, there's an annex with an open-plan kitchen and family room, plus a separate bedroom and bathroom.

### **Gardens and Grounds**

The property is private, with electronic gates that open to a large driveway and a triple garage.

The back garden is mostly lawn, with a fenced border and a large terrace that can be accessed from the kitchen and dining room. The property also backs onto private woodland.





### **Location and Nearby Amenities**

- M40 (J2) is 2.5 miles away
- Gerrards Cross mainline station is 3.5 miles away, with a fast train to London Marylebone taking just 18 minutes
- Beaconsfield is 3.8 miles away
- Heathrow Airport (Terminal 5) is 14.4 miles away
- Central London is approximately 27 miles away

Farnham Common is a popular village in Buckinghamshire with a post office, shops, small supermarkets, cafes, restaurants, and pubs. Nearby towns like Beaconsfield, Uxbridge, Windsor, and Maidenhead offer great shopping, amenities, supermarkets, and a wide range of leisure and cultural activities. From Gerrards Cross, Central London is just an 18-minute train ride away.

Farnham Common and neighbouring Farnham Royal are home to several well-regarded schools, including Farnham Common Infant and Junior Schools, St Mary's Farnham Royal Church of England Primary School, Dair House Pre-Preparatory, and Caldicott Preparatory School.

For sports and leisure, the area features the members-only Farnham Common Sports Club and Farnham Park Golf Club.

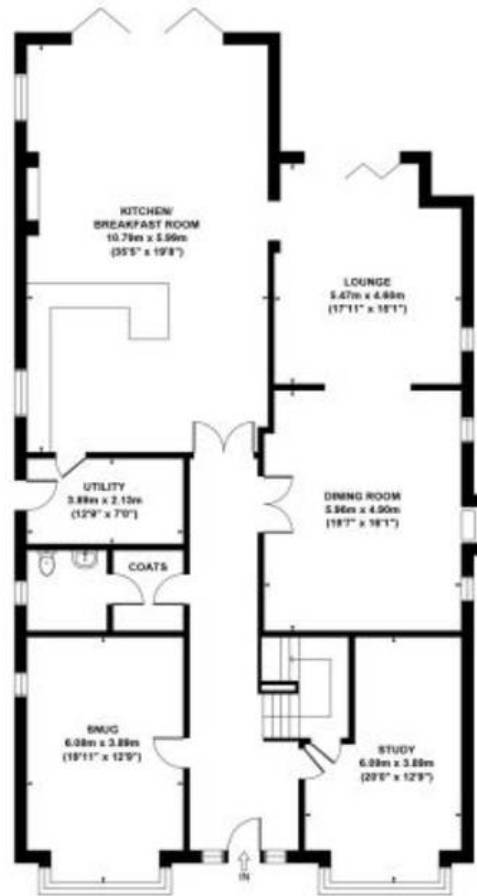




ANNEXE GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 48 SQ M



ANNEXE FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 36 SQ M



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 204 SQ M



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 168 SQ M



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 108 SQ M

**APPROX. GROSS INTERNAL FLOOR AREA 564 SQ M / 6071 SQ FT**  
FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE





## Domus Partners

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