



Calistoga, The Avenue, Farnham Common



A spectacular and substantial contemporary family home

Ground Floor - Entrance Hall | Living room | Reception Room | Dining Room
Kitchen | Orangery | Family Room | Study | Utility Room | Cloakroom | Integral
Garage | Play Room

First Floor - Principal bedroom suite with dressing room and en suite
bathroom | Three further bedrooms with en suite bath/shower rooms

Second Floor - Two further bedrooms | Family bathroom | Storage

Floor above garage - Play Room | Library

Outside - Shed | Wendy House | Store



Guide price: £2,750,000

Tenure: Freehold

Service charge: £275 per annum•

Local authority: Buckinghamshire Council

Council tax band: H

Calistoga

A stunningly presented and beautifully finished six bedroom detached house with extensive accommodation set over three floors. The house offers well planned and spacious family living, having been subject to enhancement and extension by the current owners creating a stylish and exceptional home, situated in a gated, private road.

Distances

Farnham Common 0.5 miles | M40 J2 2.7 miles | Beaconsfield 4.4 miles
M4 J6 4.2 miles | London Heathrow 14 miles | Central London 27.2 miles
(All distances and times are approximate).

*An annual charge of £275 is payable to The Avenue Residents' Association covering road and electric gate maintenance, security & drainage.





Accommodation

The house is approached via electrically operated gates which lead to a block paved driveway with extensive parking provision. Steps lead up to a covered entrance porchway and front door. The house features a grand and imposing entrance hall with marble tiled flooring and staircase to the first floor. There is a large drawing room with a stone fireplace and doors to the beautiful garden. There is a separate family room as well as a dining room, study and cloakroom.

The kitchen is by Smallbone of Devizes and includes a centre island with appliances by Wolf and Sub Zero and leads to a beautiful orangery with a lovely view overlooking the garden.

Further ground floor accommodation comprises a particularly spacious family / TV room with bi folding doors leading to the garden. There is also a fitted utility room and an adjacent bathroom.

The first floor features a large landing giving access to a principal bedroom suite comprising a dressing room and en suite marble bathroom by Smallbone of Devizes. There are three further bedrooms on the first floor, all with en suite bathrooms.

The second floor provides bedroom five and six and a separate bathroom.

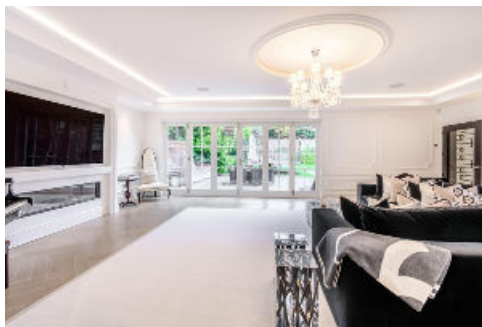
There is an integral three car garage block, one of the garages having been converted to a play room and giving access to a further room above with extensive eaves storage.

The house benefits from Crestron 4 Home Automation System.

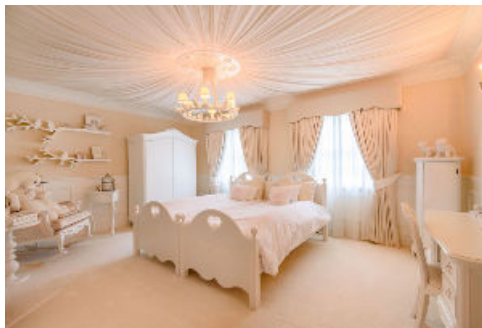
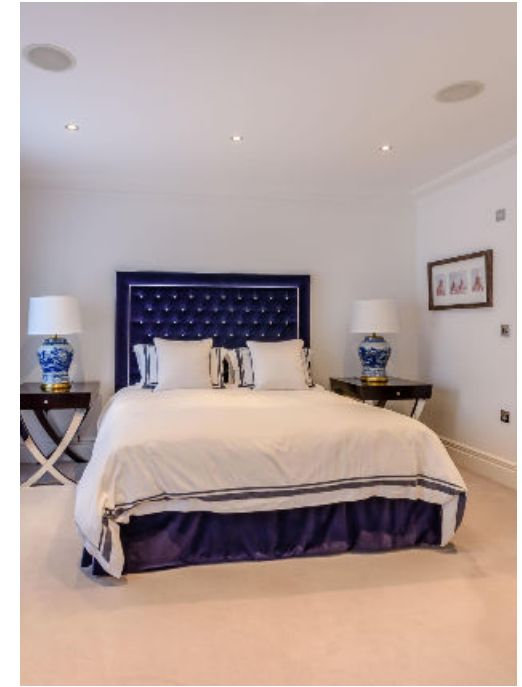








The house is finished to a very high standard with elegant styling throughout



Generous sized
bedrooms for both
the family and
guests



Location

The Avenue is a highly desirable gated private residential road close to the centre of Farnham Common village. The village offers a comprehensive selection of shopping, restaurants and other outlets such as a post office, pharmacy and a home improvements store. Burnham Beeches is close by with hundreds of acres of protected woodland, offering attractive walks and a cafe.

Farnham Common is ideally situated for access to London. Trains to London (Paddington) are available from Burnham, Taplow and Maidenhead. The Elizabeth line gives a fast service to Canary Wharf, the City and the West End. Alternatively, Gerrards Cross and Beaconsfield provide the Chiltern Line into London Marylebone.

Schooling

Buckinghamshire is renowned for its choice and standard of schooling. The county is one of the last to maintain the traditional grammar school system with Burnham Grammar School (for girls and boys) together with The Royal Grammar School and John Hampden in High Wycombe (for boys) and Beaconsfield High School (for girls). Independent preparatory schools include St Mary's, Godstowe, High March (for girls) Caldicott, Davenies (for boys) and Dair House (for boys and girls).







The garden is mainly laid to lawn and is well secluded with established hedging, fencing and trees. There are two patio areas, gated side access and a large, timber Wendy House. There is also extensive parking and garaging.



Calistoga

Approximate Gross Internal Area = 531 sq m / 5714 sq ft
 Garage Building = 77 sq m / 832 sq ft
 Shed & Store = 12 sq m / 127 sq ft
 Wendy House = 10 sq m / 108 sq ft
 Total = 630 sq m / 6781 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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