

Wessex House, The Avenue, Farnham Common





This home is ideally situated on a sought-after private road, overlooking Burnham Beeches nature reserve and set within approximately 0.27 acres.

Summary of accommodation

Main House

Entrance hall | Study | Reception Room | Cloakroom

Kitchen/dining/sitting room | Utility room

Principal bedroom with en suite | Four further bedrooms

Family bathroom

Garden and Grounds

Double garage

In all about 0.27 acres



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Wessex House

Having undergone a full and impressive refurbishment in 2020, the home has been tastefully decorated throughout, reaching a superb standard set by the current owners. Furthermore, the property benefits from approved planning permission for a loft extension, allowing for the addition of two extra bedrooms and a bathroom (PL/21/1716/FA).

Upon entering the house, there is a spacious and inviting entrance hall with a sweeping staircase and built in coat cupboard. To the left, double doors open to the delightful open-plan kitchen/living/dining area—a fantastic space with a defined cosy snug, a spacious dining area, and a fully equipped Neptune kitchen. There is an abundance of natural light throughout this space due to the dual-aspect windows and views, impressive skylight and bi-fold doors to the garden. The living room, stretching across the property's width, features a charming fireplace and triple-aspect views, with additional doors opening onto the garden patio—a superb space for hosting or enjoying everyday family life. The ground floor has underfloor heating throughout and is completed by a well-appointed study/office, a convenient cloakroom, and a utility room with separate entrance which is perfect for muddy pets or boots.

The first floor hosts a bright and spacious principal bedroom with built-in wardrobes and a charming window seat. This is complemented by an en suite bathroom featuring a free-standing bath with separate shower. The four additional bedrooms share a well-appointed family bathroom.

Outside, the property, accessed through electric gates, boasts an impressive gravel drive with ample parking and a double garage equipped with an electric car charging point. The landscaped garden, completed in 2021, features new irrigation and lighting systems, a spacious lawn, a terrace for outdoor dining and entertaining, and a garden shed fitted with electric points.





Location

Situated on The Avenue, a gated private road, the property offers convenient access to local amenities, including shops, cafes, restaurants, and pubs. Beaconsfield and Gerrards Cross, with additional shops and facilities, are nearby. The Chiltern line railway stations in both towns provide a direct service to London Marylebone. Junction 2 of the M40, approximately 3 miles away, offers a direct link to the M25, and the Elizabeth Line is accessible from nearby Burnham, located under 4 miles away.

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).

Property information

Guide Price: £1,650,000

Services: Mains water, electricity, gas & drainage.

Tenure: Freehold.

Local authority: Buckinghamshire Council

Council Tax Band: G

Energy Performance Certificate Rating: D (rating 67)

Postcode: SL2 3JX

Viewings

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.



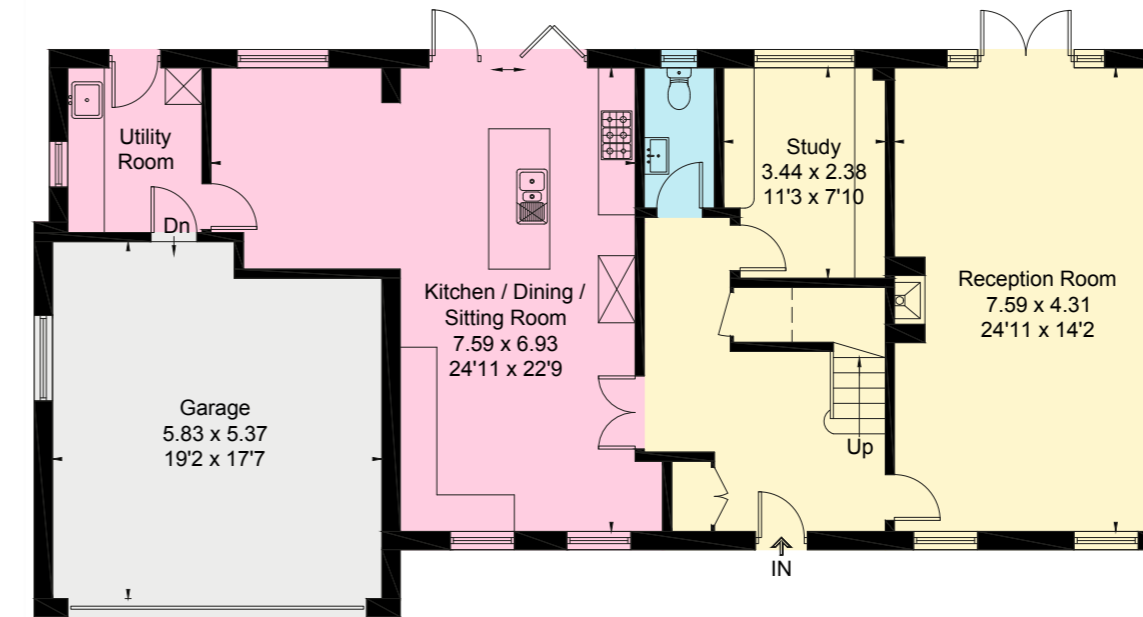
Approximate Gross Internal Floor Area

Ground Floor = 143.4 sq m / 1,543 sq ft (Including Garage)

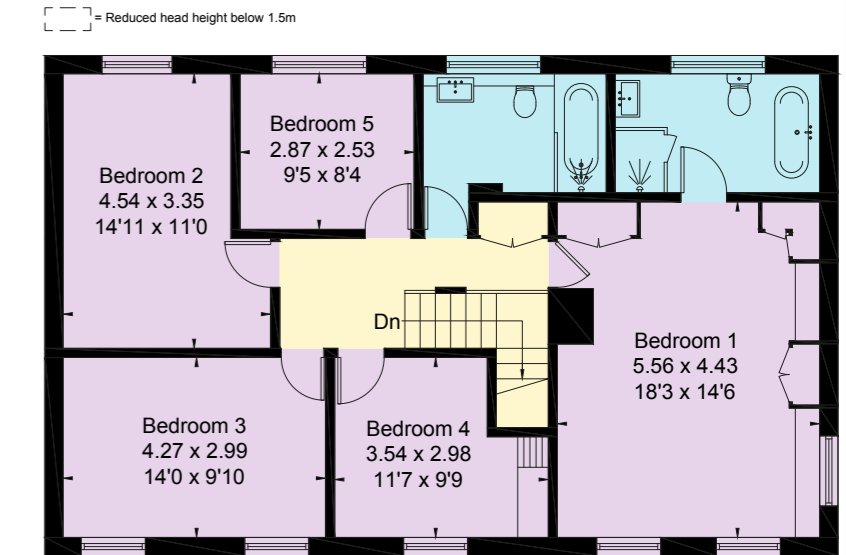
First Floor = 94.2 sq m / 1,014 sq ft

Total = 237.5 sq m / 2,557 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.



Ground Floor



First Floor

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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