

Prentice Wood

Collinswood Road, Farnham Common, Buckinghamshire





A handsome and substantial Arts and Crafts family home with outbuildings and set in gardens and grounds of approximately 3.2 acres.

Beaconsfield 4.1 miles (London Marylebone 24 minutes), Gerrards Cross 6 miles (London Marylebone 19 minutes), Slough Station (Bond Street 38 minutes) 5 miles, Heathrow Airport 15 miles, M40 (J2) 2.4 miles, M4 (J6) 4.7 miles (Distances and times approximate).



Summary of accommodation

Ground Floor - Entrance hall | Living room | Snug | Study | Lounge | Dining room | Kitchen | Utility | Pantry | Guest cloakroom
Changing room with shower | Cloakroom and sauna | Swimming pool (in need of updating) | Integral double garage | Workshop

First floor - Principal bedroom with balcony | Four further bedrooms | Two bathrooms | shower room

Second floor - Three bedrooms | Bathroom

Annexe

Entrance hall | Living room | Kitchen | Two bedrooms | Bathroom | Store

Garden and Grounds

Lawns | Woodland | Tennis court

In all about 3.2 acres

Situation

Times and distances are approximate



Prentice Wood is tucked away within delightful gardens and grounds hidden from the road. To the north Beaconsfield and Gerrards Cross are about four and six miles respectively



The M40 (Junction 2) about two miles
The M4 (Junction 6) about four miles



Beaconsfield and Gerrards Cross both have mainline stations and rail services to Marylebone. To the south Slough station, serving Paddington and now the Elizabeth Line with direct trains to The City, is about five miles



The area is renowned for excellent state and private schooling, for children of all ages



Prentice Wood

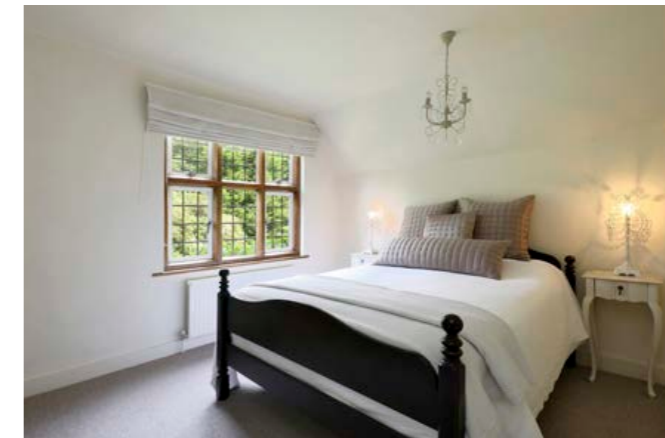
Prentice Wood is a wonderfully proportioned country house dating back 100 years. The house which has been well maintained and updated is as shown in the enclosed floor plans. Prentice Wood is entered via the spacious entrance hall with two sets of stairs rising to the first floor. From the hall doors open to the living room with stunning fireplace and bay window overlooking the gardens as well as doors to the snug/garden room, the study with bay window and doors to the garden and the lounge. The lounge opens into the dining room which in turn is open to the large and very well fitted kitchen creating a very modern living feel. On the ground floor there is also a pantry, utility room, cloakroom and leisure area. The leisure area comprises changing rooms, shower room, cloaks, sauna and indoor swimming pool (now in need of some work).

The eight bedrooms and four bathrooms are arranged over the first and second floor.

Annexe

Across the driveway from the main house a very useful building comprising entrance hall, kitchen, living room, bathroom and two bedrooms. There is also a store room accessed externally.







Outside

An outstanding feature of the property the gardens and grounds extend to around 3.2 acres. Approached from the highway through electric gates a gravelled in and out driveway leads to the front of the house, the annexe and the outbuildings beyond. The gardens are delightful, with large lawned areas interspersed with pockets of woodland and mature shrubs and borders. There is a clearing in the tress hiding tennis court.

Outbuildings

Large garage, barn/car port, log store and shed.



FLOORPLANS

Approximate Gross Internal Floor Area

Ground Floor: 455.8 sq m / 4,906 sq ft

First Floor: 138.7 sq m / 1,493 sq ft

Second Floor: 78 sq m / 839 sq ft

Outbuilding: 118 sq m / 1,270 sq ft

Total: 790.5 sq m / 8,508 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.

PROPERTY INFORMATION

Property Information

Services:

Mains water, electricity, oil fired central heating and mains drainage

Tenure:

Freehold

Local Authority:

Buckinghamshire Council

Council Tax:

Band H

EPC:

Band D (rating 55)

Postcode:

SL2 3LH

what3words:

///kite.beard.limbs

Viewings:

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





Bucks & Herts
St Marys Court, Amersham
Buckinghamshire
HP7 0UT

William Furniss
01494 689 261
william.furniss@knightfrank.com

Max Warby
01494 689263
max.warby@knightfrank.com

knightfrank.co.uk

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated July 2024. Photographs and videos dated July 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.