

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 3.01 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).


8+2


4+1


5+1

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 3.01 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



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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 3.01 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.



FLOOR PLANS

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

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



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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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Particulars dated July 2024. Photographs and videos dated July 2024.

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