

Beech Glen

Farnham Common, Buckinghamshire





A very well proportioned family home in delightful gardens and grounds of nearly 4 acres.

Beaconsfield 3.8 miles (London Marylebone 24 minutes), Gerrards Cross 5.9 miles (London Marylebone 19 minutes),
Slough Station 5.7 miles (Bond Street 38 minutes), Heathrow Airport 16 miles, M40 (J2) 2.2 miles, M4 (J6) 5 miles.
(Distances and times approximate).

		
6/7	6	6

Summary of accommodation

Reception hall | Living room/family area | Study | Library | Cinema room | Orangery | Kitchen/dining room | Utility room
Second study/bedroom seven with en suite shower room | Cloakroom

Main bedroom with dressing room and en suite | Five further bedrooms (three with en suite shower rooms) | Family bathroom

Garden and Grounds

Driveway | Terrace | Triple Garage | Swimming Pool | Lawns and woodland

In all about 3.85 acres



Situation

Beech Glen is delightfully situated in its own gardens and grounds on the edge of Burnham Beeches Nature Reserve, a 900 acre beech woodland.. To the north, Beaconsfield and Gerrards Cross are about 4 and 6 miles respectively. The property is perfectly situated for communications with the M40 (junction 2) 2 miles distant, and the M4 (junction 6) about 4 miles. Regular train services run from Beaconsfield and Gerrards Cross into London Marylebone, and the newly opened Elizabeth Line, giving swift access into the City, is about 5 miles away.

The area is renowned for its excellent schooling with a broad selection of schools, both state and independent, for children of all ages, including the nearby Caldicott Boys Preparatory School.



Beech Glen

Beech Glen is a handsome, family home extending to over 5,500 sq ft, as shown in the enclosed floor plans. The spacious and welcoming entrance hall gives access to the main living room, both studies (one with potential to use as a ground floor bedroom suite with its own shower room), the cinema room and the library. The rear of the house, approached through the fitted library, offers very modern living with a large kitchen/dining/living area. The kitchen is beautifully fitted and benefits from a very good-sized island. Beyond the kitchen is a super orangery with bifold doors opening to the gardens.

On the first floor, each accessed from the generous landing, is the main bedroom suite with dressing room and en suite shower room, three further guest bedrooms with en suite shower rooms, and two further bedrooms sharing a family bathroom.





Outside

Beech Glen is approached from the lane, through two sets of iron gates, across a sweeping in and out gravelled driveway leading to both the front of the house and the detached triple garage. The gardens are laid mainly to lawn and wrap around the house; interspersed with floral and shrub borders.

Beyond, are lovely wooded areas. There is a good sized, paved terrace running the length of the house and leading to the heated swimming pool, with plant room and cloakroom. In all, extending to approximately 3.85 acres.

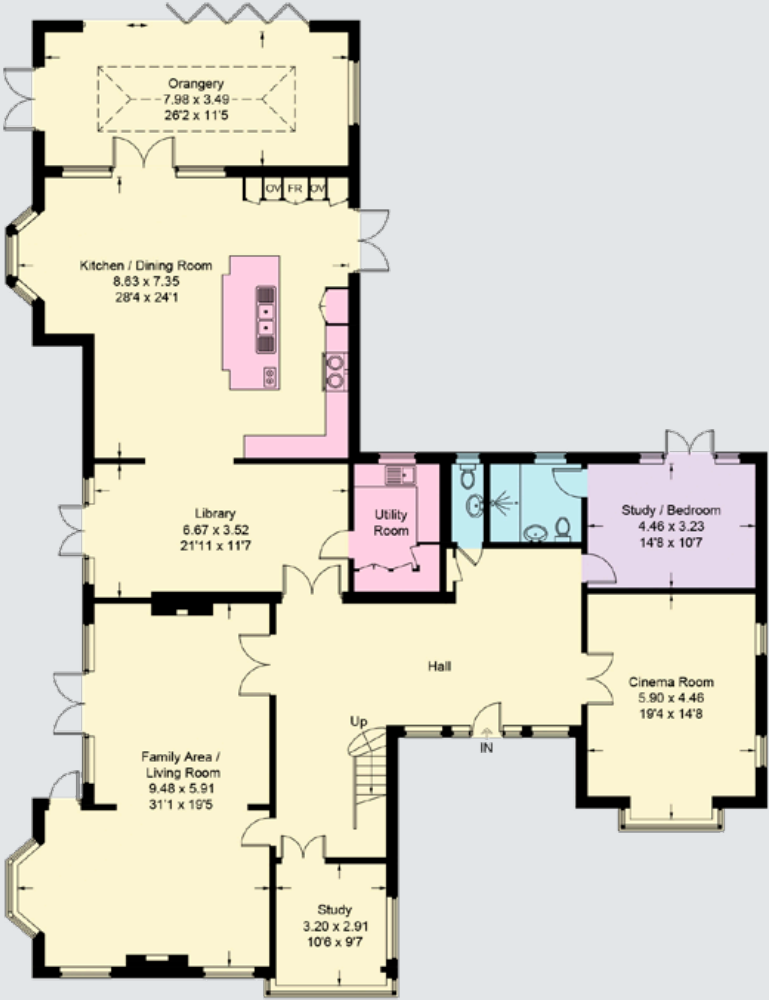
Outbuildings

Triple garage.

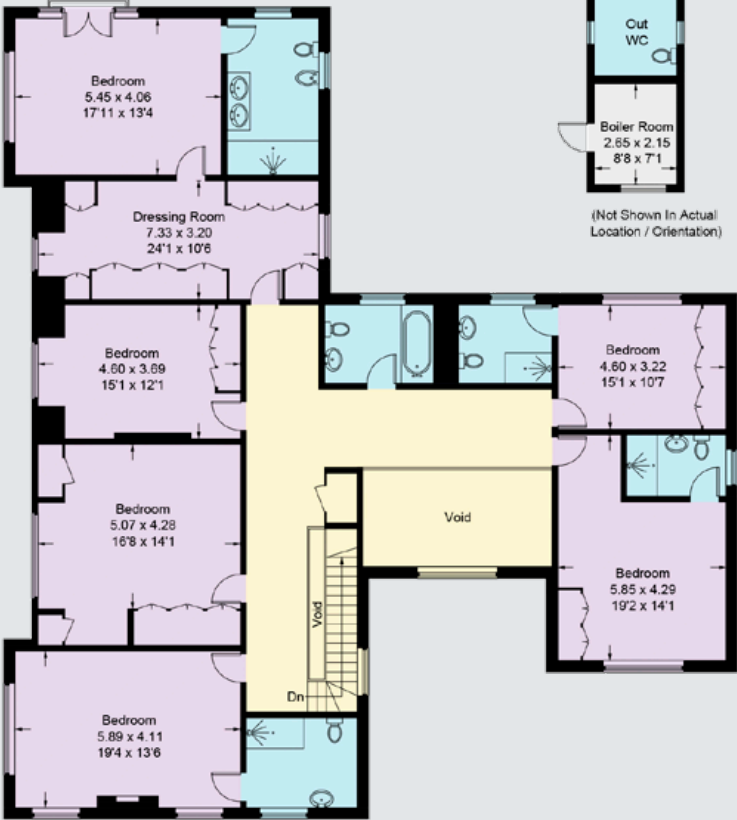
Plant room for pool and gardeners' cloakroom.

FLOORPLANS

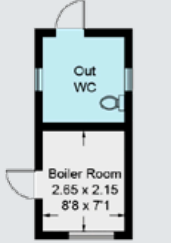
Approximate Gross Internal Floor Area
Ground Floor: 273.2 sq m / 2,941 sq ft
First Floor: 228.4 sq m / 2,458 sq ft
Outbuildings: 60.7 sq m / 653 sq ft
Total: 562.3 sq m / 6,052 sq ft
(Including Garage / Excluding Void)



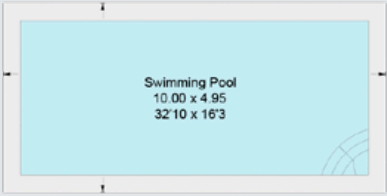
Ground Floor



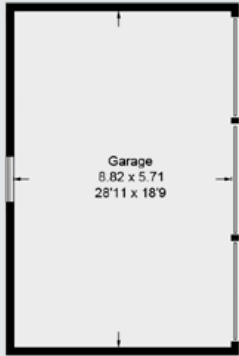
First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



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, gas and drainage

Tenure:
Freehold.

Local Authority:
Buckinghamshire Council

Council Tax:
Band H

EPC:
C (rating 75)

Postcode:
SL2 3LF

what3words:
///hurray.fresh.branded

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





Bucks & Herts
St Mary's Court
Amersham
HP7 0UT

Country Department
55 Baker Street
London
W1U 8AN

William Furniss
01494 675368
william.furniss@knightfrank.com

Edward Welton
020 7861 1114
edward.welton@knightfrank.com

Rose Lawson
020 3640 7032
rose.lawson@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 February 2025. Photographs and videos dated January 2025.

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.