



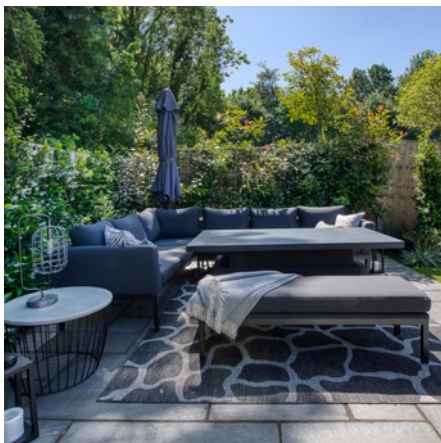
PORCINI PLACE  
THORPE

BUCKINGHAMS









# Porcini Place

3 Old Farm Close • Thorpe • Surrey • TW20 8DQ

£1,250,000 Freehold

A beautifully designed farmhouse style detached family home offering excellent accommodation of the highest specification, one of just six properties in an attractive private close.

- |                                       |                                 |
|---------------------------------------|---------------------------------|
| • ATTRACTIVE MODERN CHARACTER HOME    | • FOUR SPACIOUS DOUBLE BEDROOMS |
| • STUNNING KITCHEN/DINING/FAMILY ROOM | • HIGH SPECIFICATION THROUGHOUT |
| • TWO FURTHER RECEPTION ROOMS         | • PARKING FOR SEVERAL VEHICLES  |
| • UNDERFLOOR HEATING TO GROUND FLOOR  | • EXCLUSIVE PRIVATE CLOSE       |

RECEPTION HALL • CLOAKROOM • STUDY • LIVING ROOM • STUNNING KITCHEN/BREAKFAST ROOM OPEN TO DINING/FAMILY ROOM • UTILITY ROOM • MASTER BEDROOM WITH EN SUITE SHOWER ROOM • THREE FURTHER DOUBLE BEDROOMS • FAMILY BATHROOM • SINGLE GARAGE • AMPLE DRIVEWAY PARKING • REAR GARDEN

## Location

Porcini Place is a lovely family home designed & constructed by renowned local developers Burwood Rumsby in 2017.

The property provides superb living & entertaining space including a fantastic full width open-plan kitchen/dining/family room incorporating stylish high quality kitchen units, quartz worktops & Siemens integrated appliances which is undoubtedly the focal point of the house. Two sets of wide bi-fold doors also enable this stunning room to be entirely open to the attractive rear garden & terrace which benefit from a southerly aspect - ideal for spending time with friends & family.

In addition, on the ground floor there is a utility room, guest cloakroom, sizeable study and separately a double aspect living room with a modern woodburner stove. The first floor has four double bedrooms & two bathrooms (one en-suite) finished to an impressive standard.

Outside, of particular note are the two driveways, one on either side of the property, offering excellent provision for the parking of several vehicles together with a detached garage.

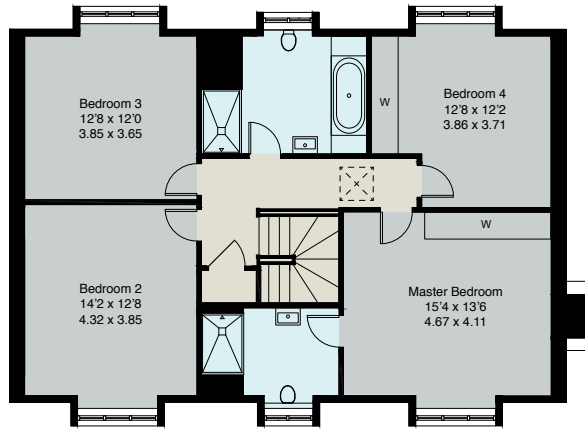
## Directions

From our offices on Station Approach, Virginia Water, turn right onto Christchurch Road and after passing Virginia Water rail station proceed straight over at the traffic lights onto Sandhills Lane. After approximately one mile, having passed under the motorway bridge proceed across the roundabout into Thorpe village and take the second left hand turning into Rosemary Lane; Old Farm Close will be found a short way along on the left.

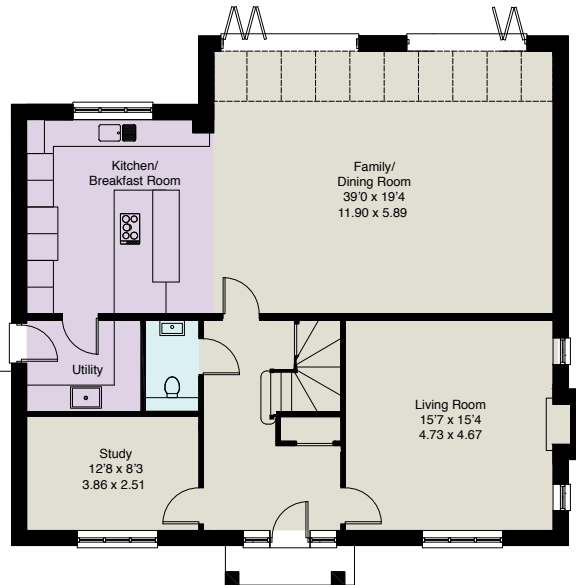
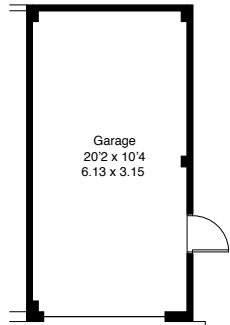




**Approximate Gross Internal Floor Area :**  
Ground Floor 120 sq m / 1297 sq ft  
First Floor 99 sq m / 1069 sq ft  
Garage 19 sq m / 208 sq ft  
**Total 238 sq m / 2,574 sq ft**



**First Floor**



**Ground Floor**



EPC: B86.

**Important Notice**

These particulars and measurements are believed to be correct but their accuracy is not guaranteed by the Vendor or Vendor's Agents and they do not constitute any part of a contract. It is not our Company Policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Ref: P4RLB012005212 HPI ©2021 Not to Scale. Any Areas, measurements or distances given are maximum and approximate only, no decisions without checking should be made when reliant upon them.

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