



Amber

Stoke Park Avenue | Farnham Royal | Buckinghamshire | SL2 3BJ

FINE & COUNTRY

Step inside

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A stunning newly built mansion set over four floors which offers an expansive living space, totalling over 11,000 sq ft, including an entire floor dedicated for entertainment. The property is part of an exclusive gated community in the Buckinghamshire village of Farnham Royal, ensuring a high level of privacy and security.

The property consists of five bedrooms, five luxurious en-suites, five reception rooms including a very impressive open-plan kitchen, living area and ample parking is available for multiple cars, both on the front gravel and in an underground garage, all being set behind an additional private gate. The house is built to a high specification:- all kitchen appliances are Miele, sanitary ware is Villeroy & Boch with Grohe fittings.

The entertainment floor consists of a games room/bar, gym, home cinema and indoor swimming pool providing a luxurious and leisure-oriented lifestyle.

Accommodation summary

Ground floor – Upon entering, you are greeted by one of the most impressive entrance halls with tiled flooring adding a touch of opulence and sophistication, wrap-around stairs adding a sense of grandeur and elegance to the entrance hall and a stunning 15 square metre skylight spanning three floors which is a standout feature, bringing natural light into the building.

The ground floor of the mansion is designed with four distinct reception rooms, each offering its own unique features and purposes.

Reception one to the front left of the property consists of built in TV with impressive decorative walls and wood flooring adding a touch of warmth and elegance to the room.

Reception two to the rear left consists of wood flooring continuing the theme of elegance, unique decorative walls and a stunning wall mounted electric fires also serving as a visual centrepiece.

Reception three to the rear is the hub of the home and consists of a stunning high-end open-plan kitchen, living area. There is a large centre island and the kitchen includes all your built in Miele appliances such as your coffee maker, double oven, fridge, freezer, dishwasher and wine cooler.

The seamless transition from the kitchen to the living area creates a perfect space for entertaining guests or spending quality time with family. There is ample space both for dining area and family room within this impressive open plan space.

The bi-folding doors leading onto the patio area is just perfect for al-fresco dining whilst extending the overall entertaining space.

Reception four to the front right of the property is currently being used as the study area with built-in shelving accommodating the needs of those who require a dedicated workspace. In addition, there is wood flooring and side access to the patio area.

All floors benefit from underfloor heating throughout the building which further contributes to the comfort, efficiency, and luxury of the property.

Lower Ground Floor – The entertainment floor is the perfect place to unwind. There is a games room/bar, gym, home cinema and an impressive indoor swimming pool. In addition, there is a wet room, WC, wine storage cupboard and direct access to the underground garage.

The entertainment floor offers a combination of active and passive leisure activities. Whether residents are interested in games, exercise, movies, or swimming, this floor caters to a variety of recreational preferences.

Note: The swimming pool is nearing completion and will be left until the new purchaser can put their own spin on colour/style.





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First floor – There are four double bedrooms on the first floor, all benefitting from their very own luxurious en-suites, emphasizing a high standard of living and personal comfort.

Bedroom one is flooded with natural light due to floor to ceiling windows including access to a Juliet balcony. In addition, there is a walk-in wardrobe and the en-suite has a double sink, walk in shower and bath.

Bedroom two has its very own walk-in wardrobe as you first enter and benefits from two floor to ceiling windows and access to Juliet balcony. The ensuite includes a bath and walk in shower.

Bedroom three also has access to its own Juliet balcony and the ensuite includes a walk-in shower and bath. In addition, there is a utility room located off the bedroom.

Bedroom four benefits from an impressive ensuite with double walk-in shower reflecting a focus on modern and sophisticated design.

Second floor – The principal bedroom is located on the top floor and benefits from its own stunning sky light. In addition, you have access to a private balcony overlooking the rear garden, an extremely spacious walk-in wardrobe offering ample storage space for clothing and personal items and a stunning ensuite with four seater jet bath and walk-in shower adding further focus on luxury and relaxation.







Step outside

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Outside

There is beautiful rear garden with lawn and mature trees providing a well-maintained and inviting outdoor area. There are two large patio areas just perfect for al-fresco dining. To the front of the property, you have ample parking for multiple cars on a gravel driveway set behind private gates, enhancing security and exclusivity and access to an underground garage.

Location:

Farnham Royal is situated in a picturesque rural area, offering residents access to beautiful countryside and green spaces. The property is conveniently located near Burnham Beeches and its beautiful area with 500 acres of woodland.

There is a fast-track train line at Gerrards Cross, giving swift access to London Marylebone in under 30 minutes. The Elizabeth Line is serviced from nearby Burnham Station. The M40 is within 2 miles, giving access to the M25 and M4, with Heathrow close by.

Buckinghamshire is renowned for its excellent choice of state and independent schools, including Burnham Grammar for girls and boys, Beaconsfield High for Girls, and John Hampden for boys. Top private schools in the area include Wycombe Abbey, The Royal Masonic, Berkhamsted School, Harrow, Merchant Taylors and Eton.

The area is well-suited for families with various attractions nearby. Legoland Windsor Resort, Burnham Beeches (National Nature Reserve and Special Area of Conservation), Windsor Great Park, Black Park, and Cliveden House.

Services, Utilities & Property Information

Utilities - Water: Thames Water, Gas: British Gas & Electricity: British Gas

Mobile Phone Coverage - EE, Three, O2, Vodafone - 4G and 5G mobile signal is available in the area we advise you to check with your provider.

Broadband Availability - Currently Ultrafast BT - Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1000.

Special Note - Restrictive covenants apply, please contact the agent, Louis Byrne for further information.

Garage Parking space - Underground garage and ample parking for multiple cars in front gated gravel.

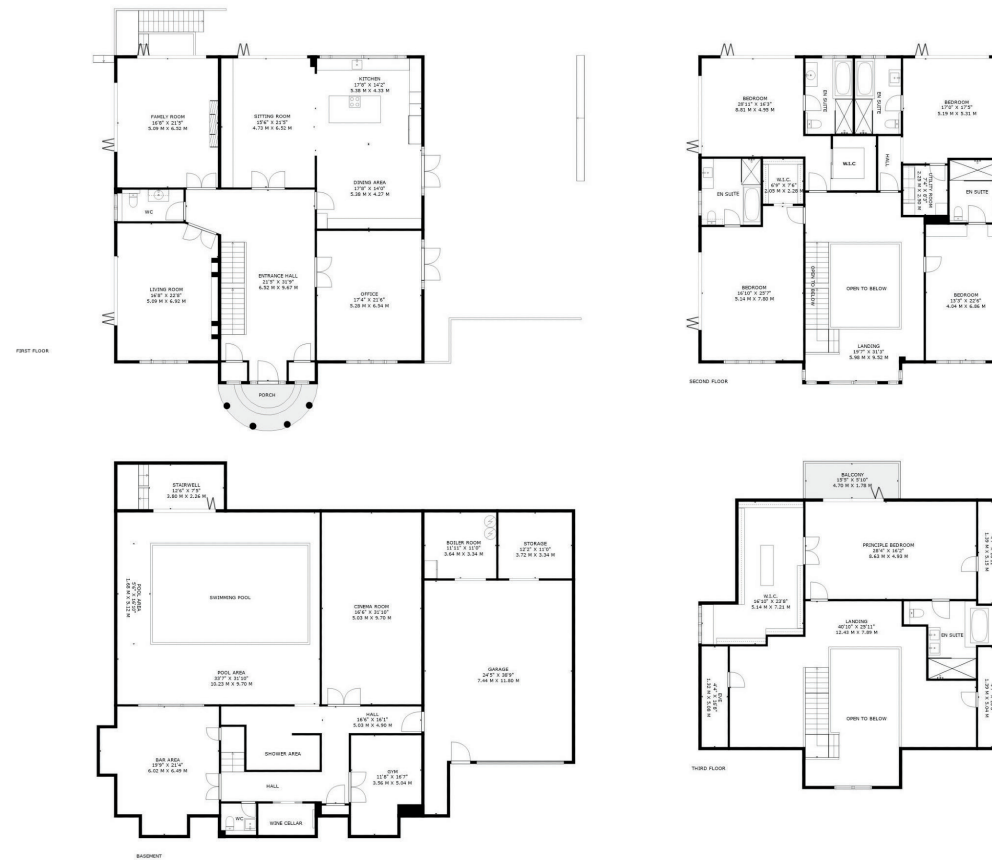
Tenure - Freehold

Directions - Postcode: SL2 3BJ/ what3words: gives.lake.racks



Disclaimer: Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.

Disclaimer: Some photographs are computer generated images. Please note, computer generated images are indicative only. Decorative finishes, fixtures and fittings do not represent the current state of the property. The rooms shown in the photographs have been virtually staged. It should not be assumed that any contents/furniture are included in the sale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROSS INTERNAL AREA : 8901 sq ft, 786 m2
 ADDITIONAL AREAS TOTAL: 1859 sq ft, 172 m2

OVERALL TOTALS: 10760 sq ft, 958 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Fine & Country Windsor
Tel: +44 (0) 1491 352552
henley@fineandcountry.com
Castle Hill House, 12 Castle Hill, Windsor, Berkshire SL4 1PD

