



**LYTCHFIELD, GREEN LANE, FARNHAM COMMON
BUCKINGHAMSHIRE, SL2 3SR**

An exceptional detached five bedroom family house, located in a highly sought after and convenient location with moments walking distance of Farnham Common Village and Burnham Beeches. The house is immaculately presented, benefitting from a large and mature west facing Garden, spacious Kitchen / Breakfast Room / Family Room and a Conservatory with garden aspect and valued ceiling.

The house is approached via a gated driveway and front garden, with lawned area and a selection of well stocked flower beds. Ample parking provision for numerous cars.

Front door leading to Entrance Hall with stone tiled flooring, staircase to first floor, double doors to Conservatory and Drawing Room. Separate WC with wash hand basin.

Lytchfield features a stunning and very light **Kitchen/Breakfast/Family Room**, fitted with a range of bespoke wall and base units including a centre island with integrated induction hob and built in oven. Granite worktop surfaces, gas fired Aga, integrated dishwasher, space for large fridge/freezer, inset sink with boiling water tap and part vaulted ceiling with Velux windows. Natural stone flooring throughout, space for dining room table and folding part glazed doors leading to a **Conservatory/Dining Room** with vaulted ceiling, log burning fire and doors to garden.

There is an elegant **Drawing Room** with part glazed double doors leading to the garden, feature fireplace and wooden flooring.

Further downstairs accommodation comprises of a **Study** with wooden flooring, adjacent **Hobby/Craft Room**. **Utility Room** with a range of wall and base units with worktop surfaces, space and plumbing for washing machine and dryer, one and a half bowl sink, wall mounted heating boiler, space for fridge/freezer, part vaulted ceiling and door to side passage. Additional door to **Integral Double Garage** with power and light and two up and over doors.

Staircase from Entrance Hall to **First Floor Landing** with picture window at half landing, hatch to loft and shelved airing cupboard housing hot water cylinder.

Master Bedroom Suite comprising a **Dressing Area** with a range of built in wardrobe cupboards and door to **En Suite Bathroom** with a large double shower, bath with mixer taps, wash hand basin and WC. Tiled flooring and part tiled walls, window.

Bedroom Two with **En Suite Shower, WC** and wash had basin. **Three further Bedrooms** and a **Family Bathroom** with bath and over bath shower, WC and wash hand basin.

Outside

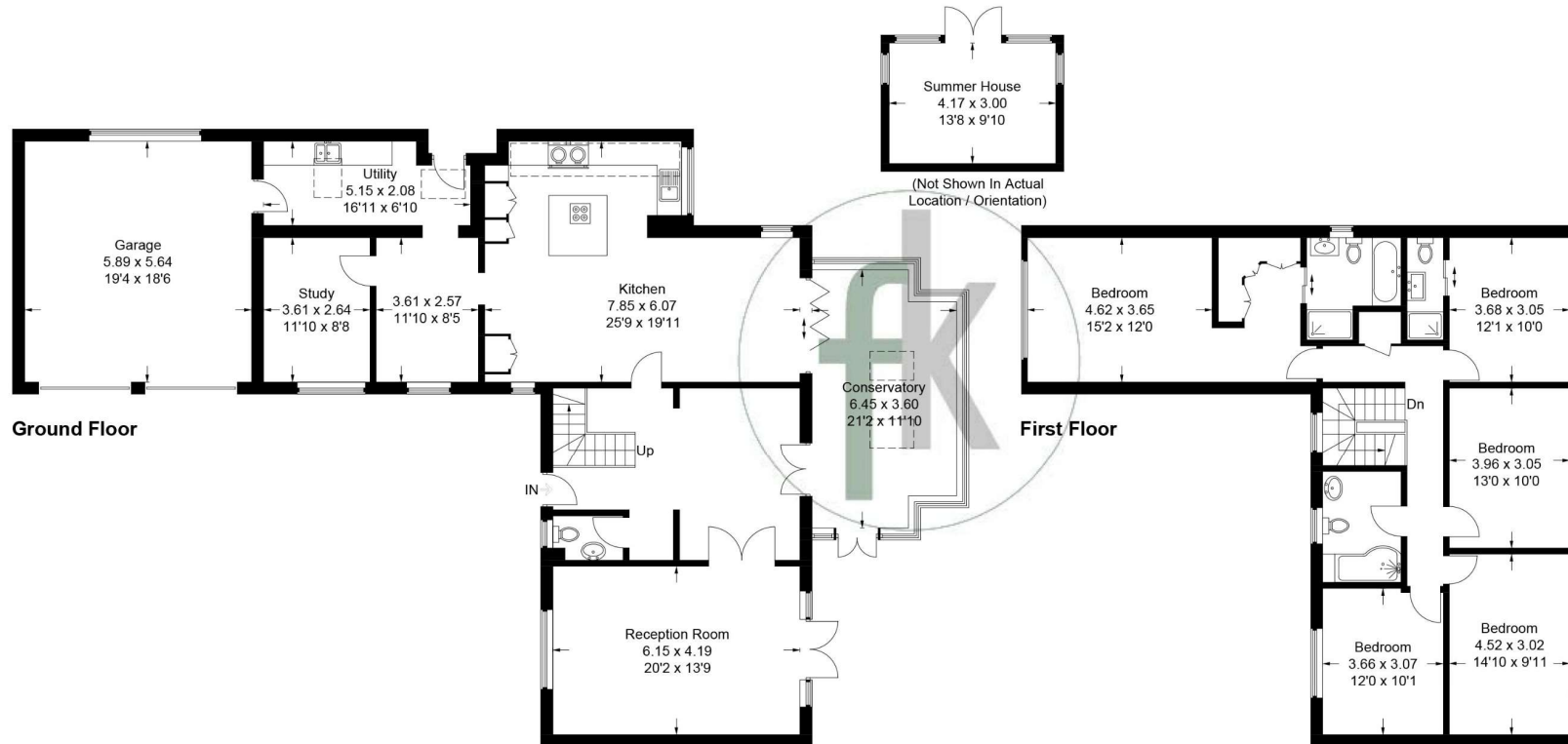
Lytchfield sit in a plot of just over 0.3 of an acre and in addition to benefitting from a large **Front Garden** it has a **Rear Garden** of approximately 100ft in length with a westerly aspect. Mainly laid to lawn with a good selection of established trees and shrubs which offer excellent screening. There is also a large timber **Summer House**.

Green Lane is a highly desirable residential road close to the centre of Farnham Common Village and the open spaces of Burnham Beeches. M40 (J2) 2.5 miles, Gerrards Cross 3.6 miles, Beaconsfield 4.5 miles, Heathrow Airport 15.0 miles. All distances are approximate. The Village of Farnham Common offers a comprehensive selection of shopping, restaurants and other outlets such as a post office, pharmacy and a home improvements store. Burnham Beeches is close by with hundreds of acres of protected woodland, offering attractive walks and a café. Trains to London (Paddington) are available from Burnham, Taplow and Maidenhead. The completion of Crossrail is anticipated for 2022/3 and this will give a fast service to Canary Wharf, the City and the West End.

Alternatively, Gerrards Cross and Beaconsfield provide the Chiltern Line into London Marylebone. Buckinghamshire is renowned for its choice and standard of schooling. The county is one of the last to maintain Grammar Schools with Burnham Grammar (for girls and boys) together with The Royal Grammar School and John Hampden in High Wycombe (for boys) and Beaconsfield High School (for girls). Independent preparatory schools include St Mary's, Godstowe, High March (for girls) Caldicott, Davenies (for boys) and Dair House (for boys and girls). **Council Tax Band: G EPC Rating: D**



Approximate Gross Internal Area
 Ground Floor = 185.3 sq m / 1,994 sq ft
 First Floor = 102.7 sq m / 1,105 sq ft
 Summer House = 12.4 sq m / 133 sq ft
 Total = 300.4 sq m / 3,232 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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fk ForemanKing

2/3 Robin Parade, The Broadway,
 Farnham Common, Buckinghamshire SL2 3QL
 Tel: 01753 643222

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