



OAKDENE, HAWTHORN LANE, FARNHAM COMMON, BUCKINGHAMSHIRE, SL2 3SW - £1,200,000 FREEHOLD

Requiring updating and modernisation, an elegant and spacious five bedroom double fronted Edwardian family house, situated in a mature plot overlooking Burnham Beeches.

The house offers considerable potential for remodelling and enhancement and is located within easy walking distance of Farnham Common Village.

Driveway access and pathway to covered **Porchway** and front door leading to **Entrance Hall** with staircase to First Floor and rear door to Garden. **Downstairs Cloakroom** with WC and wash hand basin.

Elegant and well proportioned double aspect **Drawing Room** with bay window. **Dining Room** with open fireplace and bay window.

Large double aspect **Kitchen / Breakfast Room** fitted with a range of wall and base units including a small centre island unit. Space for breakfast table and double doors giving access to Rear Garden. Separate Utility Area with sink.

Staircase from Entrance Hall to **First Floor Landing** with **Separate Cloakroom/WC**.

Bedroom One with **En Suite Shower Room** and bay window, **Bedroom Two** with **En Suite Shower Room** and bay window. **Bedroom Three** and **Bedroom Four** with **En Suite Shower Room**. **Separate Family Bathroom**.

Staircase to **Second Floor** with **Bedroom Five** and adjacent eaves storage area.

Outside, there is a mature **Garden**, mainly laid to lawn with established hedging and timber shed. Block paved driveway along one side of the house leading to a **Detached Double Garage** with side pedestrian door and up and over main door.

Oakdene is situated directly opposite the 920 acre open spaces and woodland of Burnham Beeches which includes a café and is designated as a National Nature Reserve.

Hawthorn Lane is a residential road within easy reach of Farnham Common, a very popular Buckinghamshire village with a selection of interesting shops, pubs and restaurants including The Emperor, a Tesco's Local, a Sainsbury's, Costa Coffee and the very popular La Cantina Del Vino Italian restaurant. The towns of Gerrards Cross and Beaconsfield are close by and offer a fast mainline railway services to London Marylebone and offer a larger selection of shops and supermarkets.

M40 (J2) 2.5 miles, Gerrards Cross 3.6 miles, Beaconsfield 4.5 miles, Heathrow Airport 15.0 miles. All distances are approximate

The area is perfectly situated for transportation links offering easy access to the M40 and M4 motorways and close proximity to Heathrow Airport. The Elizabeth Line at nearby Burnham and Slough provides commuters with easy access across Central London to Canary Wharf. The area is well regarded for its excellent grammar schools, along with a good number of state and independent schools including Caldicott (boys preparatory) in Farnham Common, Dair House (mixed preparatory) in Farnham Royal and Maltmans (girls preparatory) in Gerrards Cross. For a full list of catchment schools visit buckscc.gov.uk

EPC RATING: F

COUNCIL TAX BAND: G

Oil Fired Central Heating & Mains Drainage.

Mobile and broadband checker:

<https://checker.ofcom.org.uk/>



Oakdene, Hawthorn Lane

Approximate Gross Internal Area

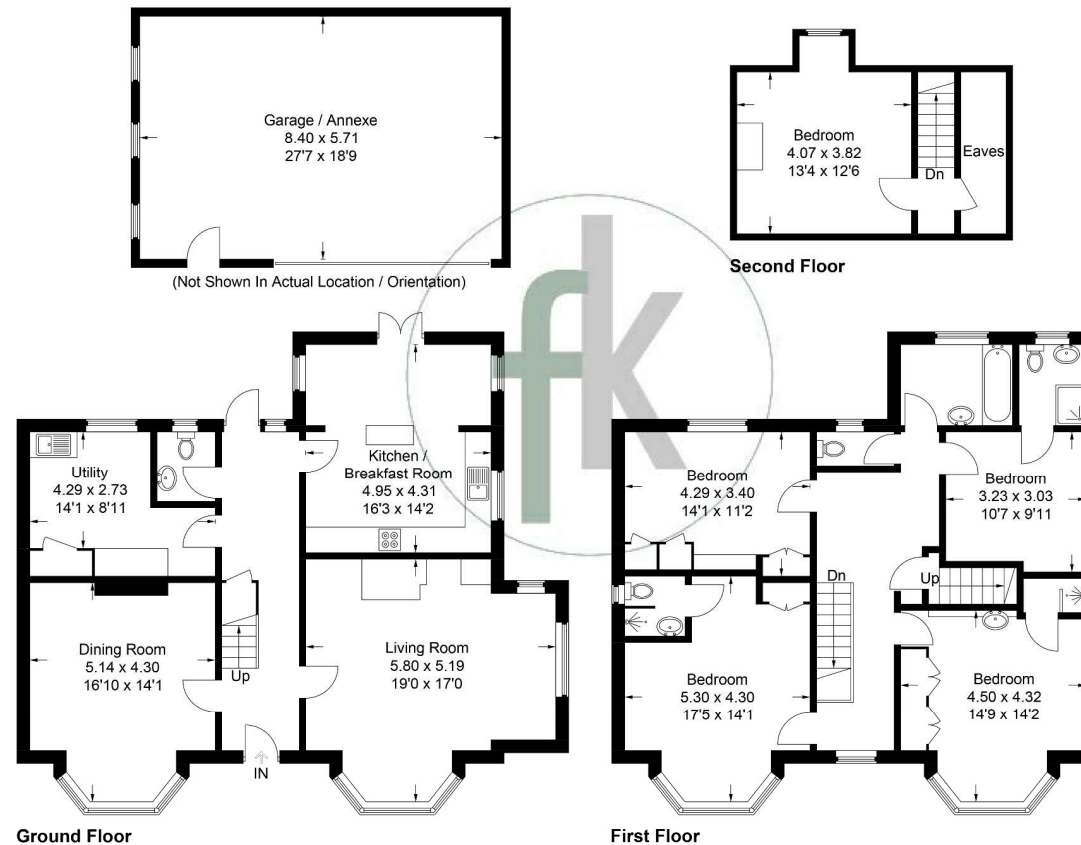
Ground Floor = 100.0 sq m / 1,076 sq ft

First Floor = 94.4 sq m / 1,016 sq ft

Second Floor = 20.2 sq m / 217 sq ft (Excluding Eaves)

Garage / Annexe = 47.9 sq m / 515 sq ft

Total = 262.5 sq m / 2,824 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.

fk ForemanKing

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