



**1 OLDFIELDS MEWS, BEACONSFIELD ROAD, FARNHAM COMMON, BUCKINGHAMSHIRE, SL2 3HP - £725,000 FREEHOLD**

## 1 OLDFIELDS MEWS, BEACONSFIELD ROAD, FARNHAM COMMON, BUCKINGHAMSHIRE, SL2 3HP

A beautifully presented modern 3 bedroom town house, constructed circa 10 years ago, offering bright, attractive and well planned accommodation over three floors. The house has the benefit of two allocated car parking spaces and a well stocked and mature garden.

Ideally situated for easy access to Farnham Common Village and the nearby open spaces of Burnham Beeches.

Oldfield Mews is approached via a gated communal area with allocated parking (two spaces are provided for No 1) and further visitor parking (non allocated). Patio area and Gated side access. Front door leading to spacious **Entrance Hall** with staircase to First Floor, shelved storage cupboard and adjacent **Cloakroom** with WC and wash hand basin. Double doors leading to a spacious **Sitting Room/Dining Room** with part glazed roof (there is an electrically operated sun screen) and bi folding doors leading to the Garden.

The **Kitchen** is double aspect and fitted with a comprehensive range of wall and base units providing ample worktop surfaces. Fitted with a selection of modern, integrated appliances, tiled flooring and a space for breakfast table.

**First Floor Landing** with storage cupboard. **Master Bedroom** with built in wardrobe cupboards and **En Suite Shower Room** with corner shower cubicle, wash hand basin and WC. **Bedroom Two** with a range of built in wardrobe cupboards and an adjacent **Family Bathroom** with panelled bath, WC and wash hand basin.

The **Second Floor** has a large and bright landing area with skylight and Velux windows and is currently used as a **Study Area**. Adjacent is **Bedroom Three** and also a further **Shower Room** with shower cubicle, WC and wash hand basin.

Outside, there is a well-stocked and mature **Garden**, mainly laid to lawn with a patio area, established hedging and an insulated Timber Shed.

Oldfields Mews is situated close to the centre of Farnham Common Village and also to the 920 acre open spaces and woodland of Burnham Beeches, which includes a café and is designated as a National Nature Reserve.

Farnham Common is 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](http://buckscc.gov.uk)

Mobile and broadband checker:

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

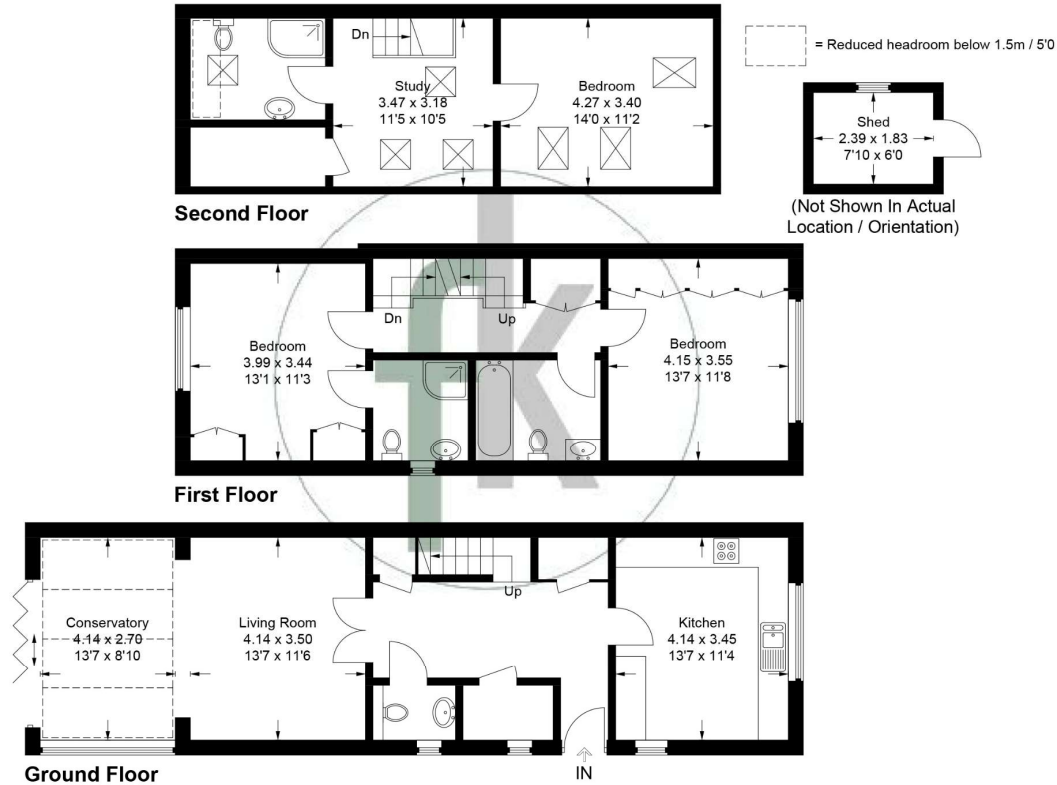
EPC RATING: C

COUNCIL TAX BAND: G



# 1 Oldfields Mews, Beaconsfield Road

Approximate Gross Internal Area  
 Ground Floor = 61.9 sq m / 666 sq ft  
 First Floor = 48.6 sq m / 523 sq ft  
 Second Floor = 35.5 sq m / 382 sq ft  
 Shed = 4.4 sq m / 47 sq ft  
 Total = 150.4 sq m / 1,618 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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