



KENTING, 120 BLACKPOND LANE, FARNHAM COMMON, BUCKINGHAMSHIRE, SL2 3EN – GUIDE PRICE £1,350,000 FREEHOLD

Tel: 01753 643222

A substantial and immaculately presented four bedroom detached family house, close to the village centre and Burnham Beeches.

The property features a large frontage with ample parking provision, large mature rear garden and a stunning Kitchen / Family Room.

Large graveled driveway with mature hedging and ample parking provision. Front Door leading to spacious **Entrance Hall** with wooden flooring, staircase to First Floor and understairs storage cupboard. **Downstairs Cloakroom** with WC, wash hand basin, wooden flooring and window.

Spacious **Living Room** with square bay window and recessed fireplace. Leading via sliding doors to **Family Room**. Double doors giving access to a **Conservatory** with Garden access and aspect, tiled flooring. **Study** with Garden aspect.

Double aspect L shaped Kitchen/Family /Breakfast Room fitted with a range of bespoke units by John Lewis of Hungerford incorporating a central island unit. Large Rangemaster cooker with five ring burner, overhead extractor and tiled splashbacks, integrated dishwasher, sink and drainer, space for large fridge/freezer. Wooden flooring throughout with a large sitting area and space for breakfast table. Double doors to Garden. **Utility Room** with a selection of wall and base units, integrated sink, space and plumbing for washing machine and dryer, wooden flooring, side access and pedestrian door to Garage.

Staircase to **Large Landing** with hatch to loftspace and large shelved linen cupboard.

Bedroom One with space for wardrobe cupboards, dressing area and **En Suite Shower Room** comprising of a large walk in shower cubicle, wash hand basin with storage below, WC, tiled walls and flooring, window. **Bedroom Two** has space for wardrobe cupboard and a Garden aspect. Door to **En Suite Shower Room** with shower cubicle, WC, wash hand basin with storage below, towel rail, tiled walls and flooring. **Bedroom Three** with recessed wardrobe cupboard and **Bedroom Four** with Garden aspect and space for wardrobe cupboards.

Family Bathroom with panelled bath with mixer taps, large corner shower cubicle, wash hand basin, WC, tiled walls and flooring, heated towel rail.

Garage with up and over door, power and light, rear pedestrian access.

Mature Garden, mainly laid to lawn with two separate patio areas, well stocked flower beds with a selection of established shrubs and small trees, external lighting, and access to front driveway to both sides of the house.

Kenting is situated at the northern end of Blackpond Lane, a highly sought after and very popular residential road close to Farnham Common Village centre

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 Elizabeth Line at Burnham gives a fast service to Canary Wharf, the City and the West End. Alternatively, Gerrards Cross and Beaconsfield provide a regular service via the Chiltern Line to London Marylebone. The area is well regarded for its excellent grammar schooling 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

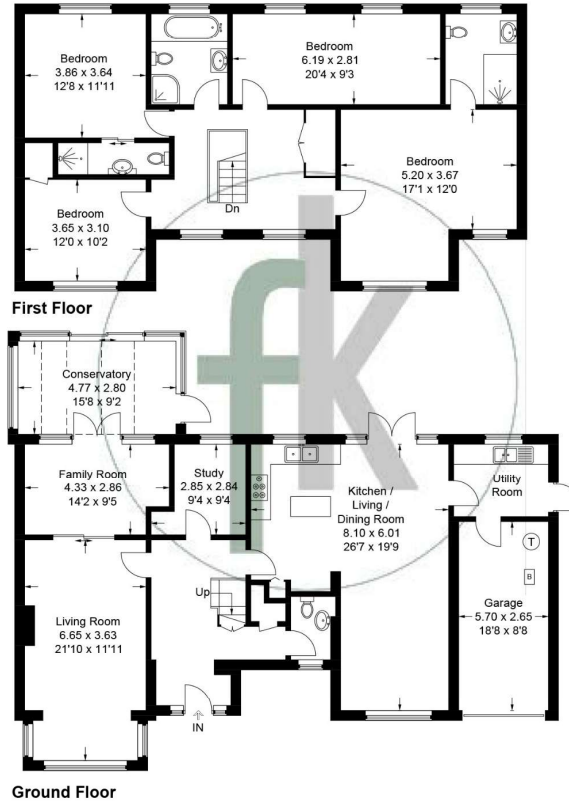
COUNCIL TAX BAND: G

EPC RATING: D



Kenting, 120 Blackpond Lane

Approximate Gross Internal Area
 Ground Floor = 141.6 sq m / 1,524 sq ft
 First Floor = 106.9 sq m / 1,151 sq ft
 Total = 248.5 sq m / 2,675 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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