



**THE SETT, 2A BADGERS WOOD, FARNHAM COMMON,
BUCKINGHAMSHIRE, SL2 3HH**

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A beautifully presented and recently constructed four bedroom detached family house situated in a corner plot just off Templewood Lane.

The house has been built to a high specification by the current owners and offers attractive modern living with bright rooms, a Rotpunkt German Kitchen with Siemens appliances, triple glazed windows and a mature south facing garden.

- **ELEGANT FOUR BEDROOM DETACHED HOUSE**
- **EN SUITE BATHROOMS TO EACH BEDROOM**
- **HIGH SPECIFICATION ROTPUNKT KITCHEN**
- **MATURE SOUTH FACING GARDEN**
- **8 YEAR NEW HOME WARRANTY**
- **ALARM, CCTV AND CAT 6 WIRING TO SELECTED ROOMS**

The house is approached via front Garden with lawned area and block paved driveway with parking provision for numerous cars. Internal accommodation comprises of a large and elegant **Entrance Hallway** with tiled flooring, staircase to first floor and energy efficient LED lighting, which is present throughout the house. A bright double aspect **Dining Room** has direct access to the Garden and there is a **Study** with a range of built in shelves, book cases and a desk. Further ground floor living space includes an elegant and well proportion double aspect **Sitting Room** also with direct access to the Garden. Intercommunicating with the Sitting Room (but can be divided with bi folding doors if desired) is a stunning **Kitchen**, fitted with a comprehensive range of Rotpunkt German made units with a large area of worktop surface with seating area, built in Siemens appliances including a coffee machine and induction hob with overhead extractor. Adjacent to the Kitchen is a **Utility Area** with an adjacent **Downstairs Cloakroom**.

The first floor accommodation comprises of a **large Master Bedroom suite** with a high vaulted ceilings and aspect over the rear Garden. This leads to a well fitted **Dressing Room** with built in wardrobe cupboards, mezzanine storage area and an **En Suite Bathroom** with bath and shower. The **Guest Bedroom** is double aspect and includes a range of built in wardrobe cupboards and has an **En Suite Bathroom**. The **two further Bedrooms** both have **en suite Shower Rooms** and built in wardrobe cupboards.

Outside, there is a **mature south facing Garden**, fenced and mainly laid to lawn with a large patio area, established flower beds with a selection of mature shrubs, timber log store and shed. There are two gated access way to the front of the house. The house has an **integral Garage** with remotely controlled up and over door.

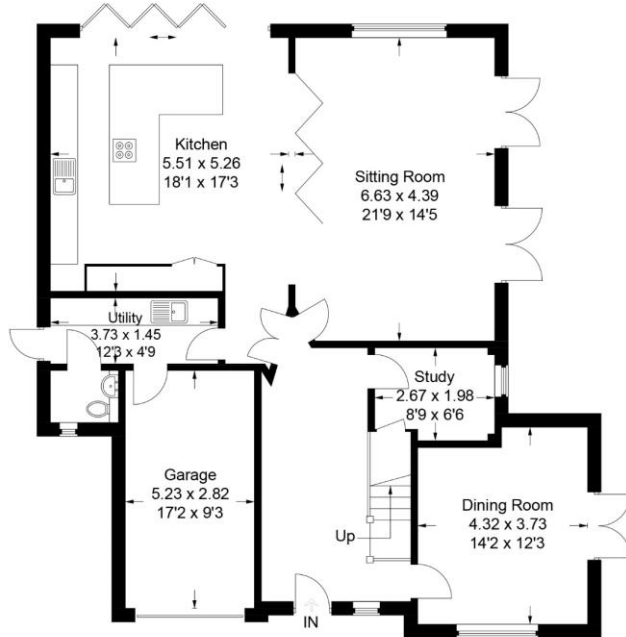
Farnham Common is ideally situated for numerous leisure facilities including the 500 acres of historic woodland at Burnham Beeches, idea for its attractive country walks, cycling paths and a relaxing café. Stoke Park, the popular Golf and Country Club is close by with its famous golf course, Spa and Gym. Farnham Common is also perfectly situated for transportation links with easy access to the M40 and M4 motorways, close proximity to Heathrow Airport. The mainline stations at Gerrards Cross and Beaconsfield are close by with the regular fast (approx. 18 minutes) mainline service to London Marylebone. In 2018/19 Crossrail at nearby Burnham and Taplow will provide commuters with easy access across central London to Canary Wharf. The area is well regarded for its excellent grammar schooling along with a good number of state and independent schools.



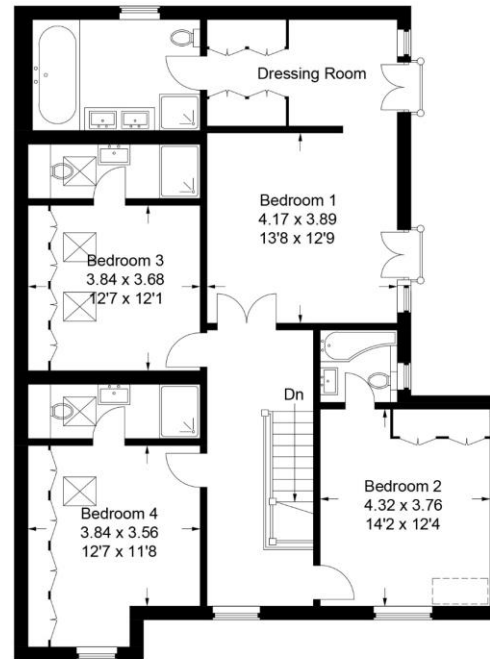
Approximate Gross Internal Area
 Ground Floor = 127.3 sq m / 1370 sq ft
 First Floor = 116.8 sq m / 1257 sq ft
 Total = 244.1 sq m / 2627 sq ft



= Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			98
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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