



90 THE FAIRWAY

Burnham, Buckinghamshire, SL1 8DY



LUXURY PROPERTY PARTNERS

Specialists in the marketing & sale of luxury homes

THE FAIRWAY



Burnham is surrounded by historical & stunning homes with an incredible history and can be considered as one of the top surrounding villages to live in Buckinghamshire.

We are delighted to be presenting this exceptionally presented home, located on a prestigious road and has undergone significant change by the current owners with no expense spared and a must view to fully appreciate the size and specification of the home.

ACCOMMODATION SUMMARY

Nestled within a picturesque landscape, this stunning property is positioned on a corner plot in excess of 0.3 acre, it boasts approximately 5,000 sq ft of accommodation, and offers an element of exclusivity and security. This wonderful home benefits from extensive parking for approx. 8-10 vehicles, with a double car garage, open planned living, a home gym, and an outdoor home office.



GROUND FLOOR

The focal point as you approach the property is the entrance hall. A thoughtfully maintained space that combines functionality with aesthetics.

The property has been both extended and designed to a high-quality specification. To the right you have the lounge, a very cosy and inviting space, designed by the owners for comfort and relaxation. It's a great size space and ample room for guests and includes a feature fireplace.

You then have a small reception area before you get to the kitchen, with a dining table that can accommodate six, and an Inverter air conditioning unit.

You also have underfloor heating running through the whole house.



GROUND FLOOR

This property offers a stunning open-plan kitchen, which flows beautifully from the lounge. The kitchen is of a great size and positioned well to admire one side of the gardens.

Off the kitchen is a substantial home gym including a shower room. A grand space, in which half of the room can be used as a gym, and the other can be used as a cinema room with a projector already in place. The air conditioning are inverter units to do both cooling and heating. This is extremely important for any home workouts. A very spacious room with ample natural lighting pouring in from the doors just behind which lead to one side of the gardens.



GROUND FLOOR

The first bedroom is downstairs and is ideal for any guests or family members. It benefits from having a wardrobe and can be extended past the wall if you had ambitions of any extensions. You also have a downstairs WC & Cloakroom for any storage.



FIRST FLOOR

The first floor of this stunning home is accessed via the landing and is made up of four spacious bedrooms, of which all have en-suite bathrooms



FIRST FLOOR

The principal bedroom has stylish features and is both spacious and comforting. The principal bedroom boasts a walk-in wardrobe space, as well as an en-suite.

The second bedroom benefits from an en suite shower room with a jacuzzi bathtub, and freestanding shower.

Each bedroom is combined with a quirky theme of colours. The décor has been carefully curated to reflect the homeowner's taste. The focal point of this room is the use of space, with a seating area positioned by the window offering a cosy spot for reading or relaxing.

Home automation has been installed to provide you with the latest technology.



OUTSIDE

This property has an incredible presence and consequently is perfectly positioned on a corner plot in excess of 0.3 acres and offers a stunning garden which is the source of beauty.



OUTSIDE

The gardens are laid beautifully, landscaped with granite stone, including a pond with decking, seating areas for alfresco dining, and a purpose-built kennel offering privacy and seclusion.



OUTSIDE

It also has a separate double garage, with an office above for home working.



OUTSIDE

You also have an additional garden to the front of the property, a secluded well-maintained garden mostly laid to lawn and includes a large patio to enjoy outdoor entertaining. The tall hedging and mature borders maintain a high degree of privacy from neighbouring properties.



LOCATION

Burnham is a large historic village located in Buckinghamshire.

The property is very well positioned on a sought-after residential road, 2.5 miles to Taplow and only 4.9 miles to Maidenhead.

Burnham Village provides excellent facilities for day-to-day shopping with more comprehensive facilities available in Beaconsfield, Maidenhead, Slough and Windsor.

In very close proximity there are several different sporting facilities including the Cricket club, Golf clubs, Tennis clubs.

Burnham Beeches is a 375-hectare biological site of special scientific interest situated between Farnham Common, and Burnham. It is open to the public and a National Nature Reserve and a Special Area of Conservation.

Taplow House & Hotel: Just 15 minutes away from the property and is a world class hotel, including a five-star luxurious spa, restaurant and golf course.

Notable attractions that surround Burnham include Legoland, Ray Mill Island, Windsor Great Park, The Sounding Arch & BCA Zoo.

There are a number of well-established private golf courses:

- Burnham Beeches Golf Club – Burnham Beeches Golf Club was founded in 1891, and provides a challenging golf course in a beautiful setting on the edge of the historic Burnham Beeches
- Hunts wood Golf Club
- Thorney Park Golf Club

LOCAL SCHOOLS:

The property is located in a catchment area for excellent schooling for children of all ages both in the private and state sector, which includes popular grammar schools.

The local area is renowned for its top tier level of schooling both independent and state. There are both independent & grammar schools within easy driving distance of the house and the house is in catchment for the local grammar schools.

- Caldicott School 2.7 miles
- Burnham Grammar School 0.7 miles
- Claires Court School 4.2 miles
- Islamic Shakhsiyah Foundation 3.0 miles

TRAIN STATIONS:

- Burnham Station 1.6 miles
- Taplow Station 2.4 miles

TRANSPORT

Burnham is a vibrant and picturesque village, and with its excellent road and rail connections is a real draw. It is an excellent commuter town for London whilst being firmly in the heart of the suburbs.

Burnham is close to the M4, M25, A40. Central London can be reached within a 45-minute drive.

Burnham, the town's railway station is on the Elizabeth line and gets you into central London in just 35 minutes.

For international travel, Heathrow Airport is approx. a 20-minute drive and Gatwick Airport is approx. 55 minutes.

Photos by Billy Brodzinski on Unsplash



GENERAL INFORMATION

SERVICES

Mains water, gas, drainage and electricity.

TENURE

Freehold

LOCAL AUTHORITY & TAX BAND

Burnham Parish Council, Council Tax Band: H

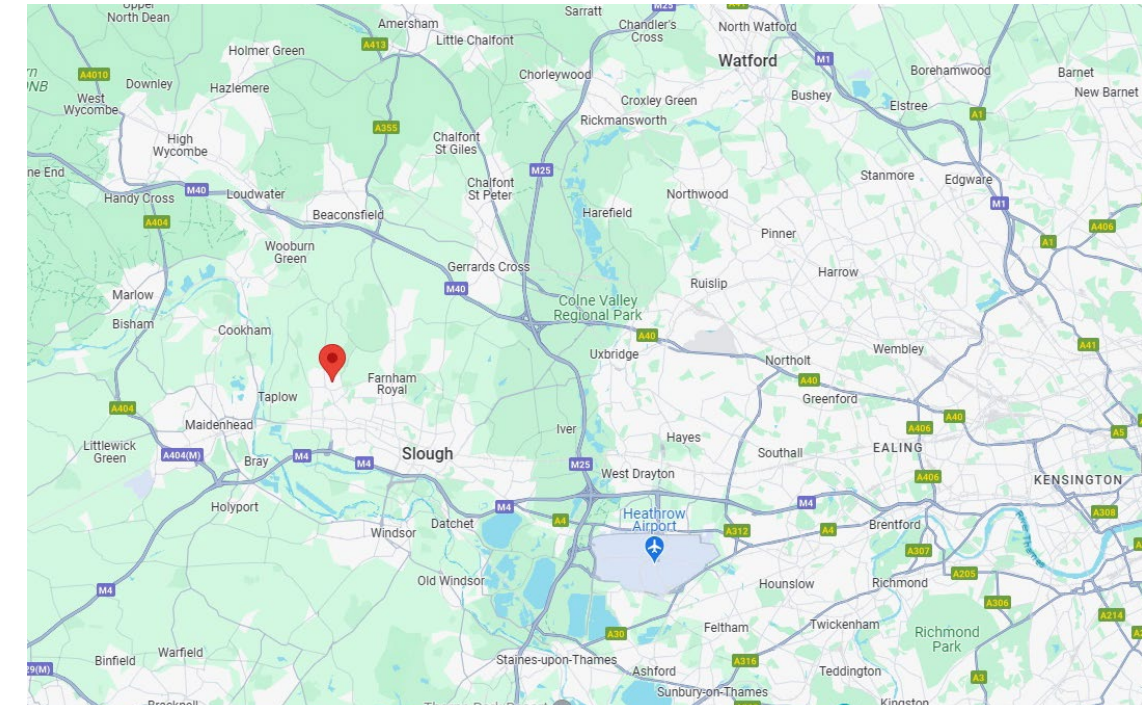
VIEWING ARRANGEMENTS

Strictly via the vendors sole agents Luxury Property Partners with Pierre Luxe, 07438 891 232, pierreforrester@luxurypropertypartners.co.uk

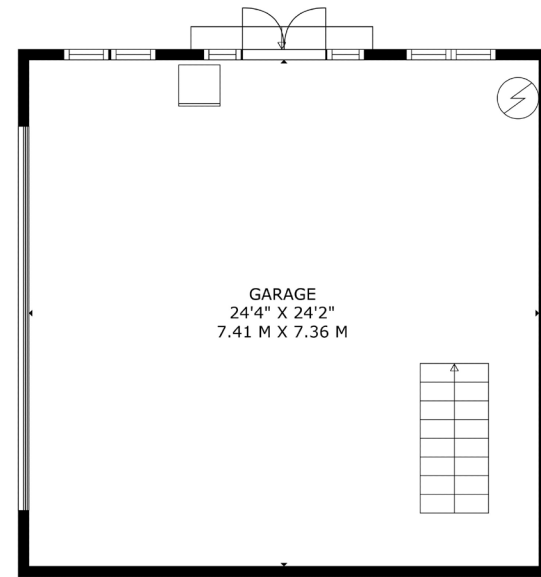
BULLET POINTS:

- Five/Six Bedrooms
- Five Bathrooms
- Sought after Location
- Over 0.3 acres
- Home Gym with Air Conditioning
- Approximately 5,000 sq ft of Living Accommodation
- Open Plan Living
- Home Office
- Home Automation
- Freehold | Council Tax Band: H | EPC: B

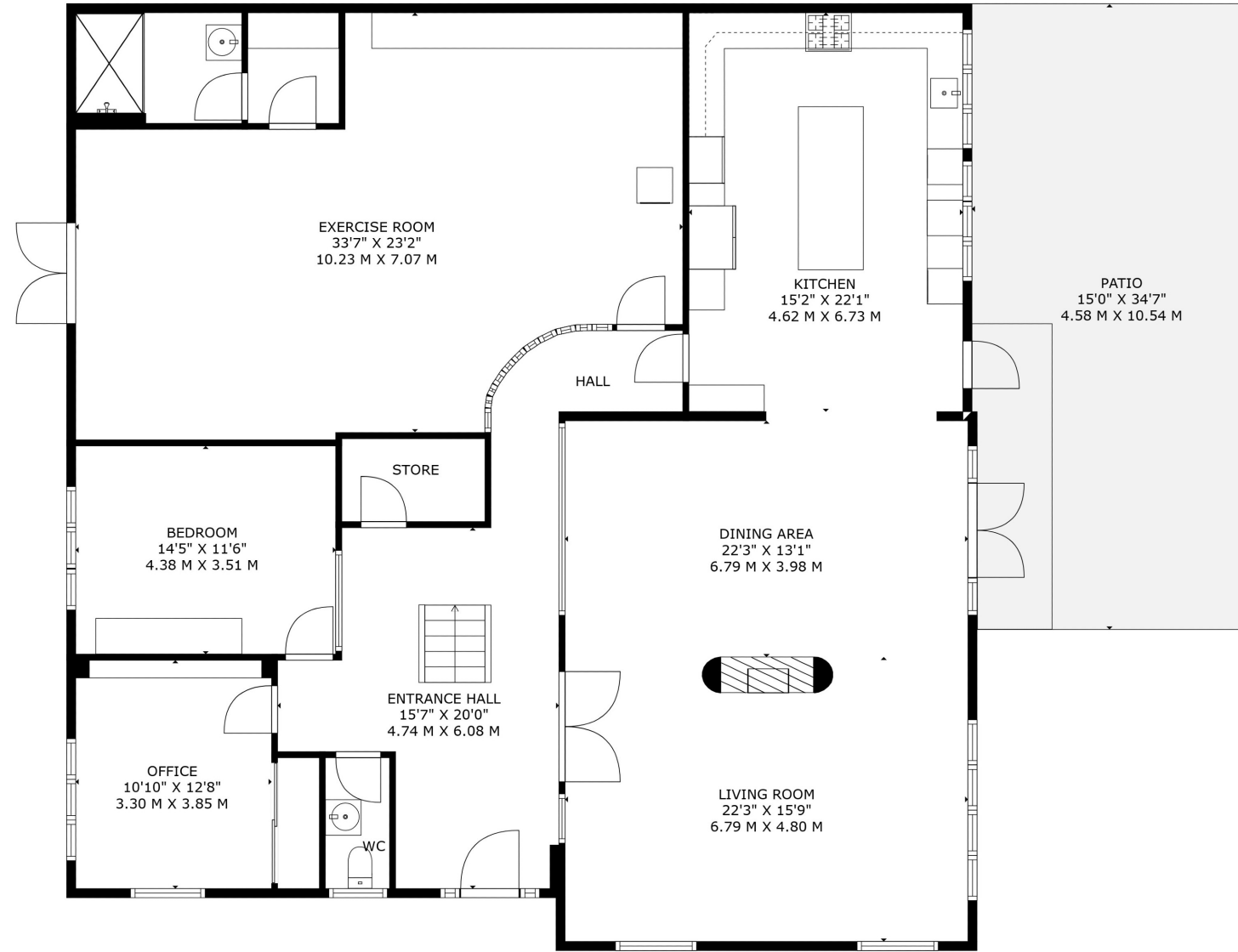
Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



GROSS INTERNAL AREA: 3796 sq ft, 353 m²
ADDITIONAL AREAS TOTAL: 1109 sq ft, 102 m²
OVERALL TOTALS: 4905 sq ft, 455 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

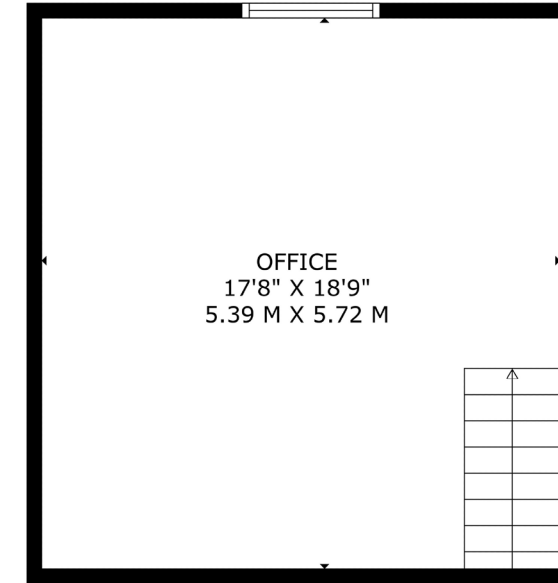


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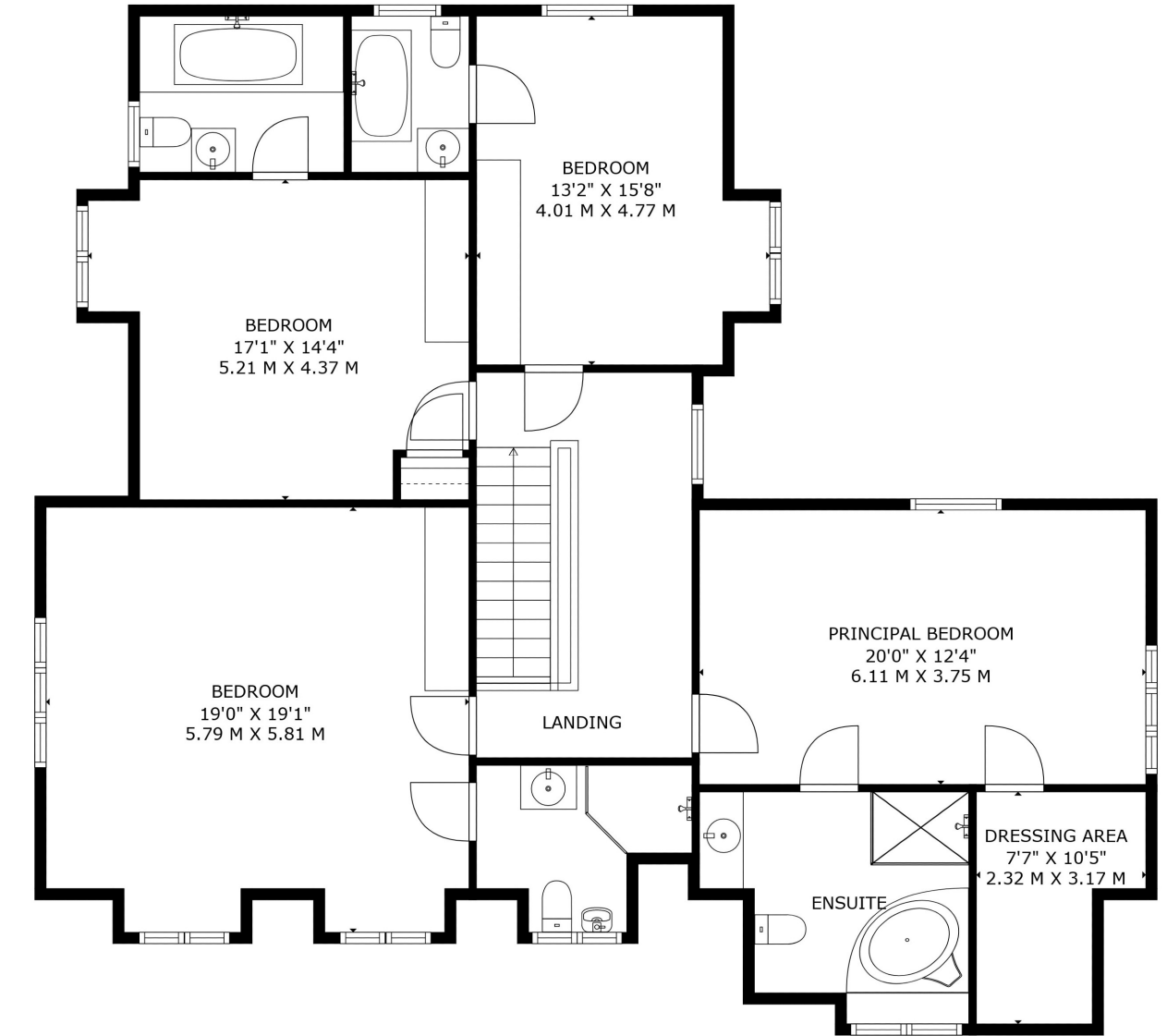
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FIRST FLOOR



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Important Notice

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.
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