



Gracemore
Templewood Lane | Farnham Common | Buckinghamshire | SL2 3HA

STEP INSIDE

Gracemore

An elegant family home set behind secure electric gates, offering over 5,300 sq ft of luxurious living space. Situated in a prime location close to Farnham Common village centre, this striking residence immediately impresses with its commanding presence and elegant proportions.

The beautifully appointed accommodation comprises six double bedrooms, six individually designed luxurious bathrooms, five reception rooms, a fully equipped modern kitchen, a bright conservatory and a beautiful rear garden.

To the front of the property is a detached triple garage, offering excellent potential to create an annexe above, subject to the necessary permissions, together with extensive off-street parking for approximately 15 cars.

Ground Floor

Upon entering the property, you are welcomed by a bright and spacious entrance hall, featuring large Italian floor tiles and a stunning water feature that immediately sets the tone for the exceptional accommodation beyond.

Conveniently positioned at the front of the home is a well-appointed study, enjoying a pleasant outlook towards the front entrance. The principal reception room is flooded with natural light thanks to its dual-aspect design and features patio doors opening directly onto the garden terrace.

The dining room is centrally positioned within the home, providing an ideal setting for formal dining and entertaining friends and family. The sleek, contemporary kitchen offers a stylish range of fitted units, complemented by a large central island, with a separate utility room conveniently located just off the kitchen.

Adjacent to the kitchen is a further sitting room, which flows beautifully into the bright conservatory, creating a wonderful space for relaxing and entertaining.

To the rear of the property is an additional reception room with its own entrance and benefiting from its own en-suite bathroom with a corner bath and separate walk-in shower acting as great annexe potential. This versatile space could also provide excellent potential for a ground-floor bedroom with en-suite facilities, making it ideal for multi-generational living arrangements.

Completing the ground floor is a conveniently positioned guest WC.

First Floor

Accessed via an elegant oak staircase, the first floor opens onto a wonderful half-galleried landing, creating a striking sense of space and grandeur. There are four generously proportioned double bedrooms, each benefiting from its own individually designed and luxurious en-suite bathroom.

The standout principal suite is particularly impressive, featuring a fantastic walk-in wardrobe and dressing area, alongside a stunning spa-like en-suite complete with a freestanding bath and separate walk-in shower.

Second Floor

The second floor provides a further generously proportioned double bedroom, complete with its own en-suite bathroom, along with an impressive 26-foot games room, currently housing a full-size snooker table. This versatile space offers excellent potential to be transformed into a luxurious home cinema or entertainment room.





SELLER INSIGHT

“ This home immediately captured our attention with its impressive scale, generous driveway and striking entrance. The elegant staircase and landing create a wonderful sense of arrival, while the spacious games room upstairs, now home to a full-size snooker table, was one of the standout features that first drew us to the property.

Living here, we have particularly appreciated the sense of space throughout. The generously proportioned bedrooms, well-defined living areas and solid concrete construction create a home that feels both spacious and peaceful. Every room benefits from natural light, giving the house a bright and welcoming atmosphere throughout the day.

Some of our favourite places to spend time are the games room, the conservatory and the kitchen. Whether relaxing with family, working from home or entertaining friends, these spaces have adapted perfectly to our lifestyle. The office has become an invaluable part of our daily routine, while the kitchen naturally serves as the heart of the home.

The property is equally impressive when it comes to entertaining. The large front driveway provides ample space for guests and has been ideal for family activities, while the rear patio seamlessly connects indoor and outdoor living through three sets of doors. We have enjoyed countless gatherings here, including hosting our son's 18th birthday celebration, where more than 80 guests comfortably enjoyed the occasion.

Following a comprehensive renovation in 2022, the home combines a neutral and timeless design with thoughtful enhancements throughout. The bathrooms have each been individually designed using high-quality materials, air conditioning has been installed in every room, and the overall décor provides a versatile backdrop that allows each space to feel both stylish and welcoming.

One of the home's most distinctive features is the impressive entrance hallway, complete with its water feature and unique tiling, creating a memorable first impression for visitors. While the current layout provides clearly defined spaces for different activities, there is also scope for future owners to explore a more open-plan arrangement if desired.

The location has been equally rewarding. The neighbourhood is home to a welcoming mix of professional families and offers a genuine sense of community. We have built wonderful relationships with our neighbours and regularly meet for coffee, creating a friendly and supportive environment. Excellent schooling options, including highly regarded grammar schools, are within easy reach, while local amenities, supermarkets and retail parks provide everyday convenience.

For those who enjoy an active lifestyle, nearby tennis and cricket clubs are excellent local facilities, and Burnham Beeches offers beautiful woodland walks, wildlife and open green spaces to enjoy throughout the year.

What we have valued most is the balance this home provides. It offers generous communal spaces for socialising and entertaining, while still delivering the privacy, security and comfort needed for everyday family life. It is a home that adapts effortlessly to different lifestyles and stages of life, creating a setting where both family time and entertaining can be equally enjoyed.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







STEP OUTSIDE

Gracemore

The rear garden is predominantly laid to lawn and enclosed by mature hedging and fenced boundaries, providing a private and attractive setting. A large stone patio offers ample space for al fresco dining, entertaining and enjoying the garden.

To the front, a substantial gated block-paved driveway provides secure off-street parking for numerous vehicles, complemented by a detached triple garage. The garage also offers excellent potential for the creation of an annexe above, subject to the necessary planning permissions.

Location

The vibrant village of Farnham Common, with its excellent selection of boutique cafés, independent shops, restaurants and everyday amenities, is within easy walking distance.

Nature lovers will appreciate the property's close proximity to the ancient woodland of Burnham Beeches, a National Nature Reserve renowned for its picturesque walking trails, centuries-old trees and abundant wildlife.

The area is particularly well regarded for families, with an excellent choice of both state and independent schools. Local options include Farnham Common Infant and Junior Schools, alongside respected independent schools such as Dair House School and Caldicott School. Buckinghamshire is also renowned for its outstanding grammar schools, including Beaconsfield High School, Dr Challoner's Grammar School, Dr Challoner's High School and The Royal Grammar School, while prestigious independent schools such as Wycombe Abbey, Harrow, Merchant Taylors', Berkhamsted School and Eton College are all within easy reach.

For commuters, the property is superbly positioned. Gerrards Cross Station offers fast Chiltern Rail services to London Marylebone in under 30 minutes, while Burnham and Taplow stations provide access to the Elizabeth Line, offering direct connections into central London. The nearby M40 is approximately two miles away, providing excellent links to the M25, M4 and Heathrow Airport.

Services, Utilities & Property Information

Local Authority: South Buckinghamshire

Tenure: Freehold | EPC: C | Council Tax Band: H

Construction Type: Brick

Mains: Water: Thames Water, Electricity: British Gas, Gas: British Gas

Mobile Phone Coverage: 5G coverage is available in your area; we advise that you check with your provider.

Broadband Availability: FTTP Ultrafast broadband is available in your area; we advise that you check with your provider.

Garage Parking Spaces: 3

Off Road Parking Spaces: 15

Environment Agency Data: Identifies the property as being in an area with a high risk of surface water flooding. Purchasers are advised to review the available flood risk information and make their own enquiries regarding flood risk and insurance.

Directions: Please use the following link to locate the property:

SatNav <https://what3words.com/Postcode:SL23HAwhat3words:///speak.slip.stop>

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Windsor and Englefield Green Louis Byrne on Tel Number +44 (0)1753 463 633

Website

For more information visit Fine & Country Windsor and Englefield Green windsor@fineandcountry.com

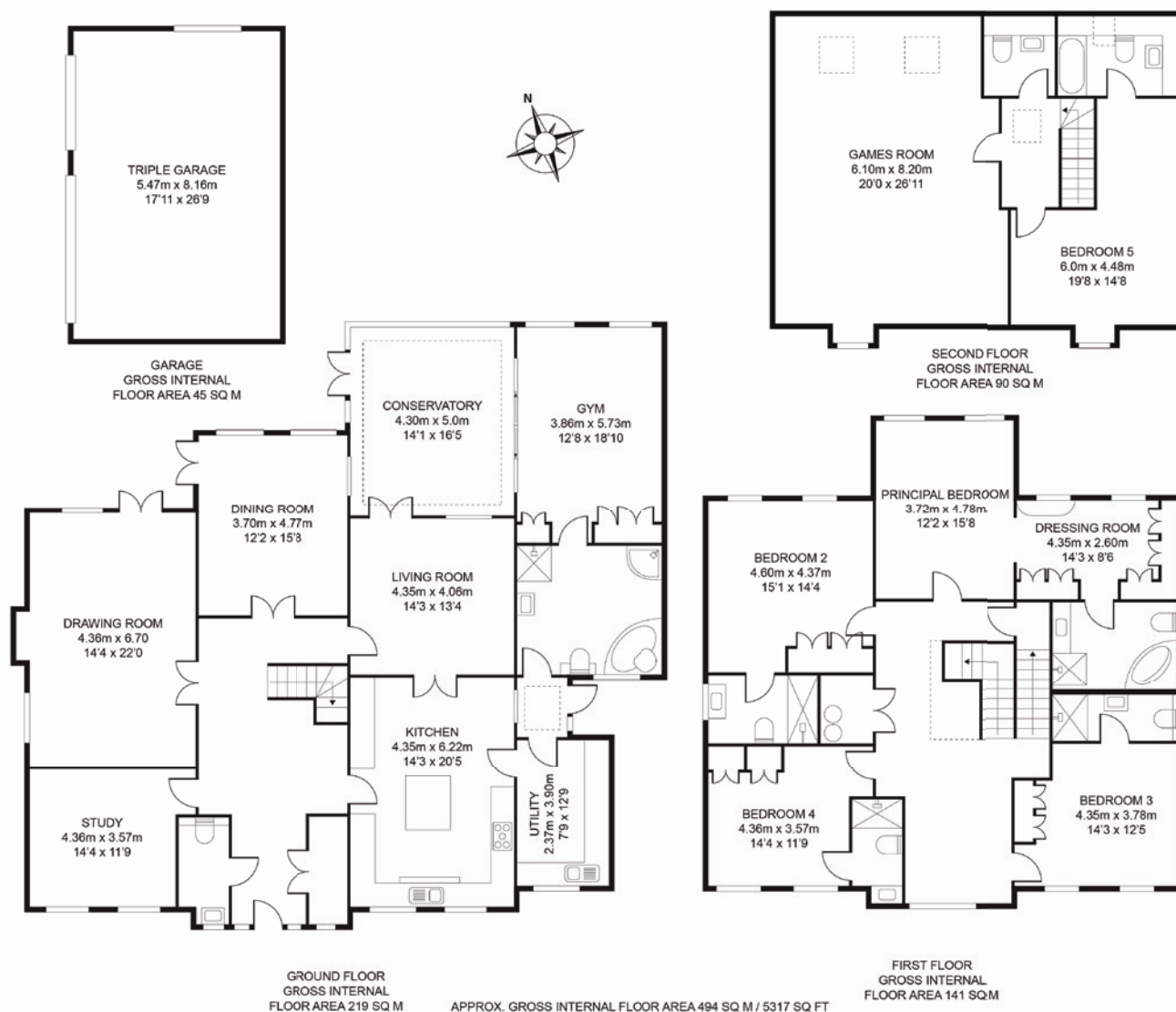
Opening Hours:

Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 4.30 pm

Sunday By appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Gracemore, Templewood Lane, Farnham Common ,SL 2 3HA

Disclaimer: Floor plan measurements are approximate and for illustrative purposes only.

Agents notes: All measurements are approximate 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 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. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 09929046. Registered Office: 5 Regent Street, Rugby, Warwickshire, CV21 2PE. Trading As: Fine & Country Windsor.

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