



Yvoire  
One Pin Lane | Farnham Common | Buckinghamshire | SL2 3RD

# YVOIRE



*An Elegant Family Home with  
Exceptional Features*



# KEY FEATURES

---

Tucked away at the end of a private, tree-lined driveway and secured behind electric gates, Yvoire is an outstanding six-bedroom residence offering both privacy and prestige.

Extending to approximately 6,425 sq ft, this high-specification home has been meticulously maintained and thoughtfully designed, featuring six beautifully appointed en-suite bedrooms, along with a self-contained studio apartment, ideal for guests, staff, or independent living.

Set within just under three quarters of an acre of landscaped grounds, the property enjoys peaceful views across private woodland, which gently transitions into open fields beyond, creating a truly tranquil setting.

Despite its secluded position, Yvoire remains conveniently located within walking distance of Farnham Common, combining countryside serenity with everyday accessibility.

## Ground Floor

Upon entering the property, you are welcomed by a grand entrance and impressive reception hall, which connects seamlessly to the principal living spaces.

The formal drawing room is a beautifully proportioned 27ft triple-aspect space, centred around an ornate sandstone fireplace, with double glazed doors opening directly onto the garden, creating a warm and inviting atmosphere.

The formal dining room comfortably accommodates up to 16 guests, making it ideal for entertaining, with convenient access to both the kitchen and the garden patio.

A spacious conservatory, along with the adjoining family TV room, is flooded with natural light and features patio doors leading onto the garden, perfect for relaxed living and al fresco dining.

At the heart of the home lies the exceptional kitchen and dining area. Spanning 28ft, this impressive space features a large central island, elegant marble worktops, and a range of high-end appliances by Smeg, Miele, and AEG, including a five-ring gas/electric range. Just off the kitchen is a separate utility/laundry room, along with an additional ground floor WC.

The home study provides a bright workspace overlooking the front driveway, ideal for remote working.

A conveniently located guest WC near the entrance completes the ground floor accommodation.









# SELLER INSIGHT

“Yvoire first appealed to us for its wonderful sense of space, light, and flow, along with the quality of its build. It offers a rare combination of privacy and security, while still being conveniently close to village amenities, Gerrards Cross, Beaconsfield, and fast links into London.

The house is incredibly versatile, equally suited to hosting large gatherings as it is to enjoying quiet, relaxed living. Opening up the seven sets of glazed double doors in warmer months truly transforms the space, seamlessly connecting the house to the garden and flooding it with natural light.

We have particularly loved the principal suite, with its private balcony and beautifully designed ensuite, as well as the self-contained annex, which has been perfect for hosting family and friends. The games room has also been a fantastic space for entertaining and creating lasting memories.

At the heart of the home, the kitchen and dining area provides a vibrant hub for everyday living. All six ensuite bedrooms are generously sized, and direct access to private woodland and open fields adds a unique sense of tranquillity.

The layout is thoughtfully designed, flowing effortlessly and offering excellent storage throughout, including extensive fitted wardrobes and a dressing room. We've also enhanced the home over time, including installing a Bang & Olufsen sound system and recently renovating the air-conditioned principal ensuite.

The outdoor space has been just as enjoyable, with a gated entrance, private driveway, and ample parking for 12+ cars—ideal for entertaining. The gardens are private, low maintenance, and perfect for both relaxing and family activities.

We've especially valued the strong sense of community in Farnham Common, along with its excellent schools, amenities, and nearby countryside such as Burnham Beeches and Cliveden. Despite the peaceful setting, London is easily reached in under 20 minutes.

Having spent 12 very happy years here, we will truly miss the home and the friendships we've made. We hope the next owners will enjoy Yvoire just as much as we have.\*

\* 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.







## First Floor

The first-floor landing is both spacious and elegant, featuring a galleried seating area overlooking the front of the property creating an inviting retreat.

The principal bedroom suite is truly exceptional, extending to approximately 725 sq ft. This impressive, air-conditioned space enjoys a triple-aspect outlook and benefits from a private balcony, offering elevated views across the grounds and surrounding woodland. The suite is further enhanced by a generous dressing room, complete with 17 fitted wardrobes, and a luxurious en-suite bathroom recently finished to a high specification.

There are four further well-proportioned double bedrooms on this floor, each with its own en-suite bathroom. All are beautifully appointed with high-end fittings, including Duravit and Jacuzzi, and enjoy pleasant views over the gardens.













## Second Floor

The second floor is home to a spectacular 46ft games and cinema room, an exceptional retreat designed for both relaxation and entertainment.

Accessed via a striking spiral staircase, this expansive space offers remarkable versatility and includes a dedicated WC. A billiard table and statement Ferrari leather sofa are also included, adding a distinctive touch of style and exclusivity.

This space also offers excellent potential for conversion if a games and cinema room is not a priority, subject to the necessary planning permissions.



### Self-Contained Studio Apartment

With its own private entrance, this spacious self-contained studio apartment offers excellent flexibility for guests, staff, or independent living.

The accommodation includes a fully equipped kitchen, a large en-suite shower room, and a bright living space enhanced by triple dormer windows, allowing for an abundance of natural light.





## Outside

The property is set within beautifully landscaped gardens, extending to just under three quarters of an acre and offering a wonderful sense of privacy.

The south-east facing grounds are mainly laid to lawn, complemented by expansive stone patios, ideal for outdoor entertaining alongside mature planting that provides year-round colour and interest. Secure, tree-lined boundaries enhance the sense of seclusion, while private access leads directly to adjoining woodland and open fields beyond. The gardens are also extensively wired for external floodlighting.

A dedicated children's play area, complete with a timber climbing frame and swing set, is included. The large garden shed is also included.

To the front, an extensive block-paved driveway provides parking for 10+ vehicles and features an electric vehicle charging point.

The integrated triple garage, with electric doors, a large rear window allowing for natural light, and separate external access. The space offers excellent potential for conversion, subject to the necessary planning permissions.

## Location

Farnham Common offers a vibrant mix of local amenities, including shops, restaurants, cafés, a pharmacy, post office, newsagents, Tesco Express and Sainsbury's Local, catering perfectly for everyday needs. For a wider choice of shopping, dining, and leisure facilities, the nearby towns of Beaconsfield and Gerrards Cross provide comprehensive options within 10 mins. drive.

Nature lovers are spoilt for choice with the historic Burnham Beeches, a protected ancient woodland spanning hundreds of acres with extensive walks, bridleways, and picturesque scenery. The surrounding South Buckinghamshire countryside is equally renowned for its beautiful landscapes, country pubs, and charming villages.

The area is particularly popular with commuters thanks to its excellent transport connections. Rail links into London (Paddington) are available from Maidenhead, Burnham, and Taplow, while services to London Marylebone (Chiltern Line) run from Gerrards Cross and Beaconsfield. The M40 and M4 motorways provide swift access to London, Heathrow Airport, and the wider motorway network.

Education in Buckinghamshire is highly sought-after, with the county maintaining the traditional grammar school system. Local grammar schools include Burnham Grammar School (boys and girls) and Beaconsfield High School (girls). A selection of prestigious independent schools are also nearby, such as Godstowe, High March, and Wycombe Abbey (for girls), Caldicott and Davenies (for boys), and Dair House (for boys and girls).

# INFORMATION

---

## Services, Utilities & Property Information

Local Authority: South Buckinghamshire

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

Construction Type: Steel-frame, concrete floors, brick cladding

Utilities: Water: Affinity Water, Electricity: Octopus Energy, Gas: Octopus Energy

Heating: Twin Gas Boilers (recently replaced) serving underfloor heating on groundfloor, radiators on upper floors. Contact agent for further information.

Air filtration system.

Extensive Security/CCTV system

Bang & Olufsen audio/video system

Mobile Phone Coverage: 4G Available in the area. We advise that you check with your provider.

Broadband Availability: FTTC Ultrafast Broadband available. We advise that you check with your provider.

Garage Parking Spaces: 3

Off Road Parking Spaces: 10-12

Right of way over the shared drive. Contact agent for further information.

Rights, Easements and Restrictive covenants apply, contact the agent for further information.

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

SatNav <https://what3words.com/> Postcode: SL2 3RD what3words: ///depend.update.trades

## Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Windsor, Louis Byrne on Tel Number +44 (0)1753 463633

## Website

For more information visit Fine & Country Windsor [windsor@fineandcountry.com](mailto:windsor@fineandcountry.com)

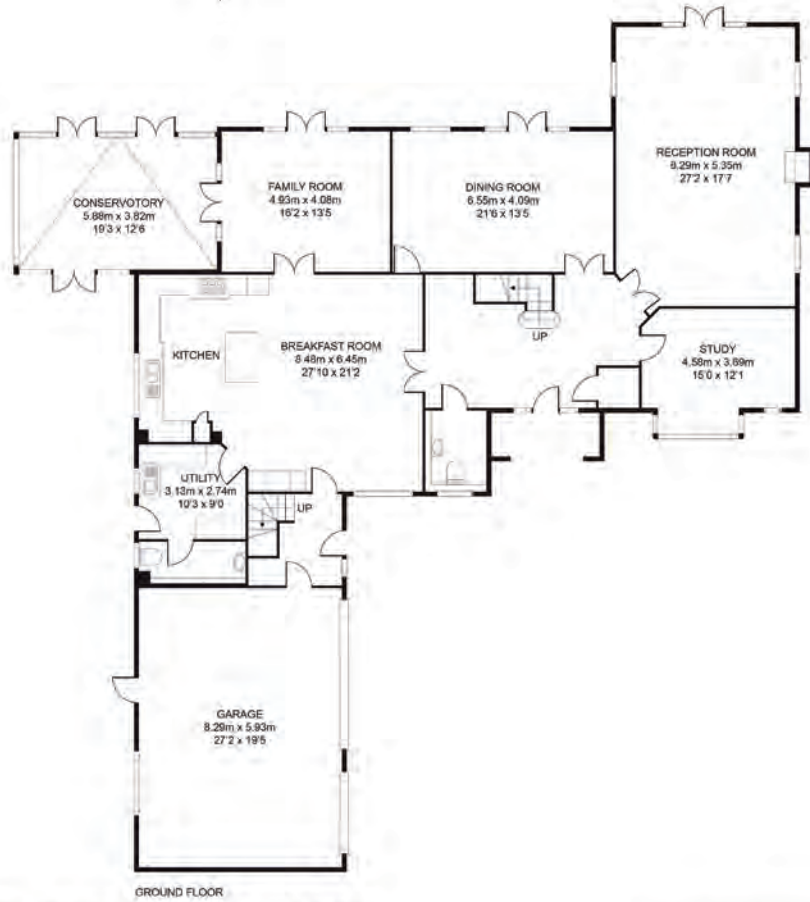
## Opening Hours:

Monday to Friday 9.00 am - 5.30 pm

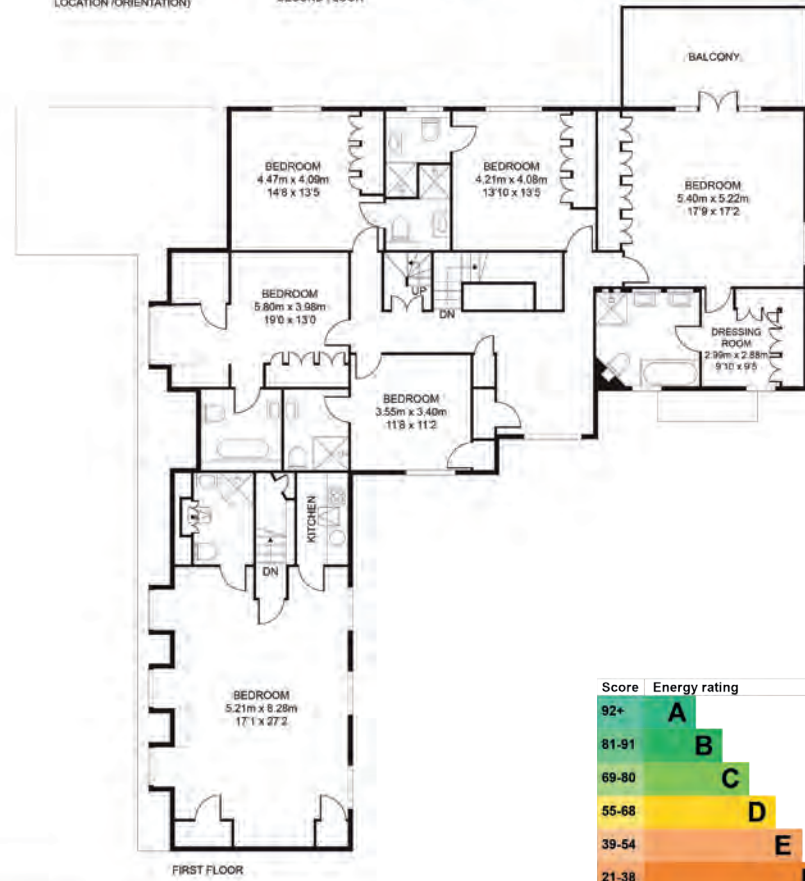
Saturday 9.00 am - 4.30 pm

Sunday By appointment only

Approximate Floor Area = 597.1 SQM / 6427 SQ FT (INCLUDING GARAGE / EXCLUDING SHED)



One Pin Lane, Farnham Common SL2 3RD



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	79 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# FINE & COUNTRY

---

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)



## LOUIS BYRNE

PARTNER AGENT

 [www.facebook.com/FineandcountryWindsorandEnglefieldGreen](https://www.facebook.com/FineandcountryWindsorandEnglefieldGreen)

 [www.instagram.com/fineandcountrywindsor/](https://www.instagram.com/fineandcountrywindsor/)

 [www.linkedin.com/company/fine-&-country/](https://www.linkedin.com/company/fine-&-country/)

 [www.youtube.com/@finecountrywindsor](https://www.youtube.com/@finecountrywindsor)

Fine & Country Windsor and Englefield Green  
Castle Hill House, 12 Castle Hill, Windsor, Berkshire SL4 1PD  
+44 (0)1753 463633 | [windsor@fineandcountry.com](mailto:windsor@fineandcountry.com)

