



Grenville Lodge, Hawthorn Lane, Farnham Common, Berkshire, SL2 3TE

Pollard Machin

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Slough
Berkshire SL2 3TE

£4,000,000

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Pollard Machin are privileged to present an expectational opportunity to create a landmark eight-bedroom detached residence, situated on the highly sought-after Hawthorn Lane, Burnham—one of the most prestigious residential locations on the M25 corridor.

Offered exclusively as a custom build package, this unique opportunity allows purchasers to work in close collaboration with an experienced and highly regarded construction team to create a home of outstanding quality and individuality. Through a series of private design consultations, buyers can tailor aspects of the property to their precise requirements, ensuring a residence that reflects both lifestyle and architectural ambition. Please note - the asking price includes the land and custom build package. Further details available on request.

HUGE STAMP DUTY INCENTIVE A key advantage of the custom build structure is the substantial Stamp Duty saving available. Stamp Duty will be payable only on the land element of the purchase, and not on the build cost, providing a significant financial benefit for buyers.

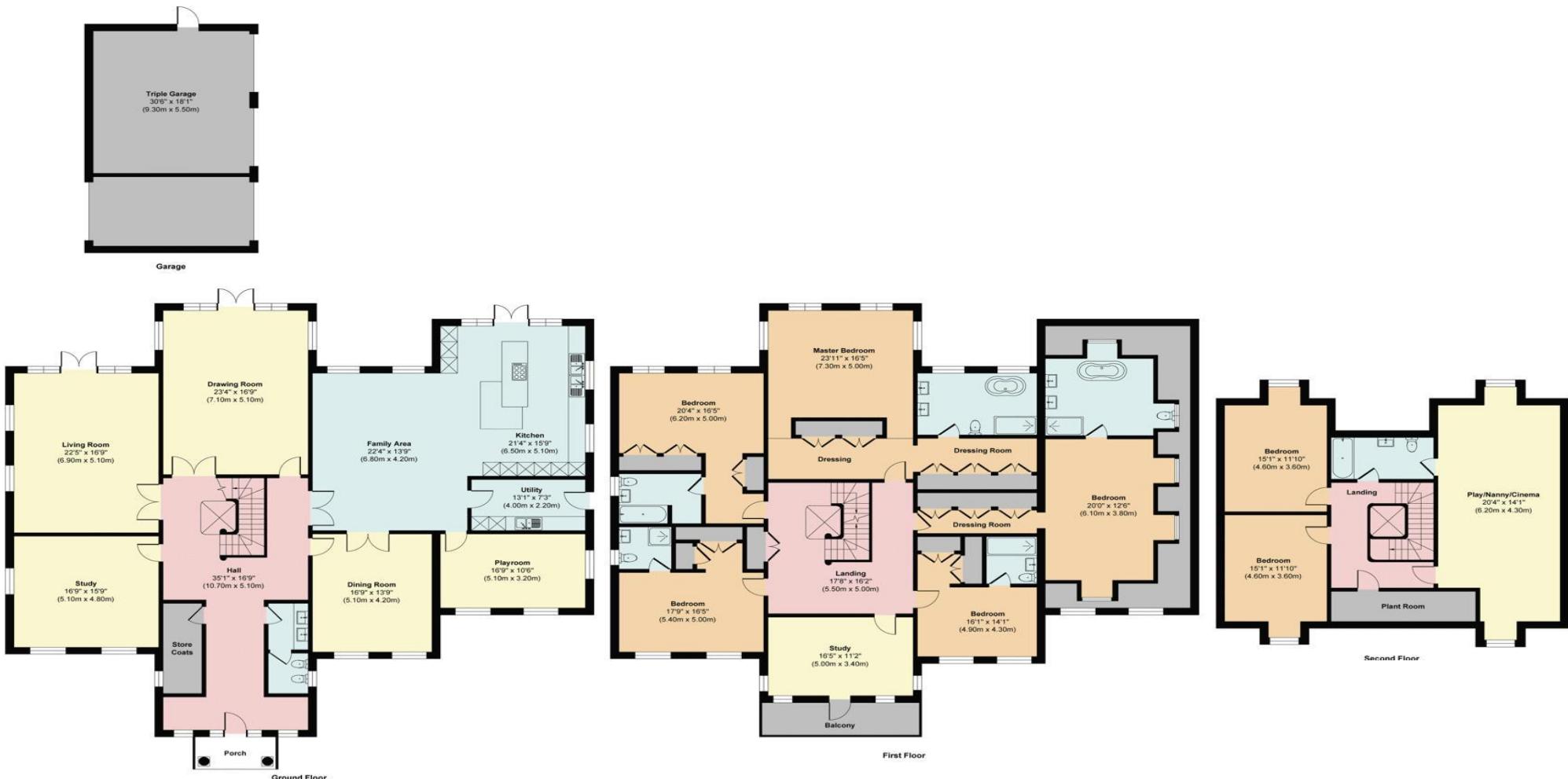
Accommodation

The approved plans propose an impressive and beautifully balanced family residence, designed to accommodate refined entertaining and luxurious day-to-day living. The accommodation includes eight generous double bedrooms, each benefitting from its own private en-suite bathroom, offering exceptional comfort, privacy, and convenience.

In addition, the home will feature six elegant and highly versatile reception rooms, ideal for formal entertaining, relaxed family living, home working, cinema or leisure spaces. The design allows the residence to sit harmoniously within its setting, enjoying extensive private gardens, ideal for al fresco dining, leisure, and professionally landscaped outdoor spaces—creating a secluded and tranquil environment.

Location

Hawthorn Lane is one of Burnham's most exclusive addresses, noted for its privacy, mature surroundings and proximity to excellent local amenities. Burnham offers a charming village atmosphere with highly regarded schools, boutique shops, and a fine selection of pubs and restaurants. Transport links are excellent, with Burnham Station providing direct rail services to London Paddington, while the M4 and M40 offer swift access to Heathrow Airport, Reading, and central London. This is a rare opportunity to create a bespoke residence of distinction, combining architectural elegance, modern luxury, and a truly prime Buckinghamshire location.



Approx. Gross Internal Area 7,500 sq. ft / 696.77 sq. meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning Fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.

Plan produced by AR Net Media-www.arnetmedia.uk

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.



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