



Hollymount
Parsonage Lane | Farnham Common | SL2 3PA

 FINE & COUNTRY

HOLLYMOUNT



Nestled along a picturesque tree-lined road and set behind secure electric gates, this charming detached residence offers nearly 4,200 sq ft of beautifully appointed living space. Despite its peaceful and private setting, the property is just a short walk from the heart of Farnham Common, where an excellent selection of boutique cafés, restaurants and independent shops can be enjoyed.



KEY FEATURES

The home comprises six generous double bedrooms, three bathrooms, and four versatile reception rooms, providing exceptional flexibility for both family living and entertaining. A contemporary eat-in kitchen is complemented by a separate utility room, while outside there is a double garage and secure off-street parking for up to 15 vehicles.

The secluded rear garden is a true sanctuary, bordered by mature planting that provides an excellent degree of privacy, ensuring the property is not overlooked.

Ground Floor

Upon entering, you are welcomed by a bright and spacious entrance hall, setting the tone for the generous accommodation beyond. The principal reception room is flooded with natural light thanks to its dual-aspect design and features patio doors opening directly onto the rear garden, creating a seamless connection between the indoor and outdoor living spaces.

Leading from the main reception is a further versatile reception room, currently arranged as a home office, which also benefits from its own private WC, making it ideal for those working from home or as an additional family room. There is a door to the large double garage from this room.

The contemporary kitchen is beautifully appointed and fitted with a comprehensive range of integrated appliances, including a range cooker, dishwasher, fridge and freezer, complemented by extensive work surfaces and ample storage. A separate double utility room provides further practicality and additional space for everyday household needs and leads on a separate laundry room.

The third reception room is currently utilised as a formal dining room, featuring attractive wood flooring and providing an elegant setting for family meals and entertaining. A fourth reception room overlooks the front of the property and is presently arranged as a second study, offering further flexibility to suit a variety of lifestyles.

Completing the ground floor is a conveniently positioned guest WC, accessed directly from the entrance hall.





SELLER INSIGHT

“ We were immediately drawn to this home for its generous space, peaceful setting and wonderful sense of privacy. Despite its convenient location, it feels incredibly quiet and secluded, making it a relaxing place to come home to.

The house has been perfect for family life, with a layout that flows effortlessly from room to room and comfortably accommodates both everyday living and larger gatherings. We've hosted many memorable family celebrations here, welcoming over 40 guests with ease.

Our favourite spaces include the spacious main bedroom, the completely private, non-overlooked garden, and the arbour, which has been the perfect spot for outdoor dining. One of the first things we noticed was how bright every room feels, while the house also stays pleasantly cool during the summer months.

The neighbours are friendly and supportive without being intrusive, and the active lane WhatsApp group creates a real sense of community whenever help or advice is needed.

The location offers excellent access to the M4, M40 and M25, with local shops within walking distance and Beaconsfield, Gerrards Cross, Marlow and Windsor all nearby. Burnham Beeches is also just a short walk or drive away, providing beautiful woodland walks right on your doorstep.

This has been a wonderful family home, offering space, privacy and a welcoming atmosphere that we hope its next owners will enjoy 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 comprises six well-proportioned double bedrooms and three bathrooms, centred around an impressive principal suite. Measuring approximately 25 ft, the principal bedroom offers an exceptional sense of space and features a luxurious en-suite bathroom with a freestanding bath, separate walk-in shower, and a spacious attached separate dressing room.

A second bedroom also benefits from its own en-suite shower room, while the remaining four bedrooms are served by a beautifully appointed family bathroom, complete with both a bathtub and a separate walk-in shower. All bedrooms have extensive built-in wardrobe space.



















Outside

The beautifully secluded garden is bordered by mature planting, creating a peaceful and private setting. A generous patio extends directly from the principal reception room and the kitchen, providing the perfect space for al fresco dining and outdoor entertaining, while the remainder of the garden is predominantly laid to lawn. There is a vine-covered secluded arbour towards the back of the garden which will accommodate an outdoor dining furniture set.

To the front of the property, a double garage is complemented by ample driveway parking for 15 vehicles, all securely enclosed behind electric gates.

Location

Discreetly positioned just off Parsonage Lane, this exceptional home enjoys the perfect balance of privacy and convenience. 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.





INFORMATION

Services, Utilities & Property Information

Local Authority: South Buckinghamshire

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

Construction Type: Brick

Utilities: Water: Thames Water

Electricity: Scottish Power

Gas: Scottish Power

Mobile Phone Coverage: 5G is predicted to be available in area, we advise that you check with your provider.

Broadband Availability: FTTP Superfast broadband available in your area, we advise you check with your provider.

Garage Parking Spaces: 2

Off Road Parking Spaces: 15

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

SatNav <https://what3words.com/> Postcode: SL2 3PA what3words: ///method.stem.hoot

Viewing Arrangements

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

Website

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

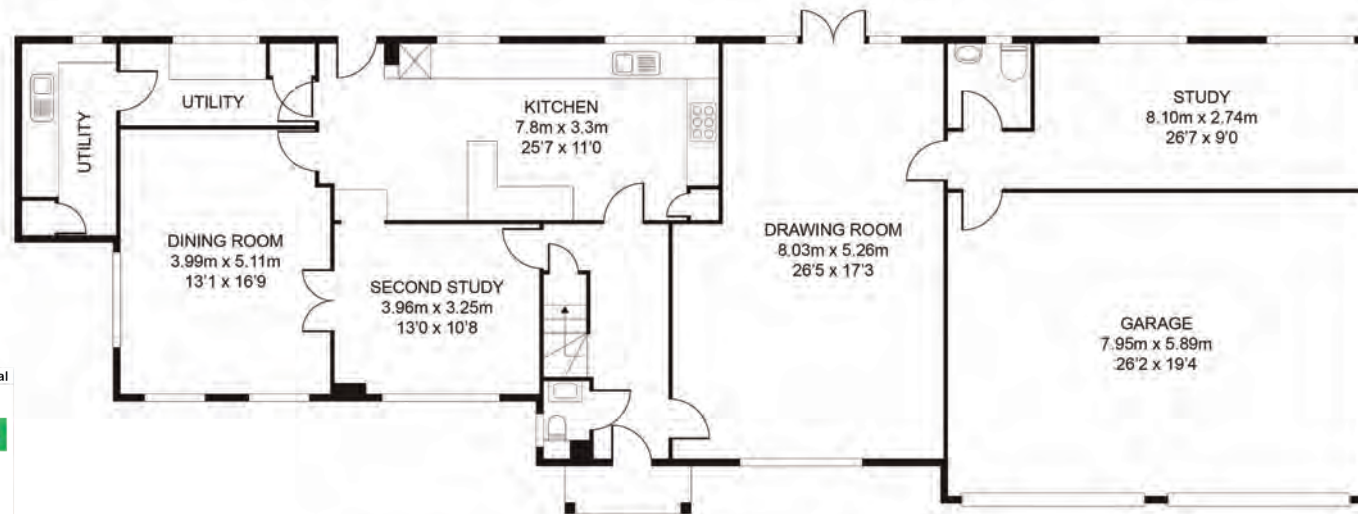
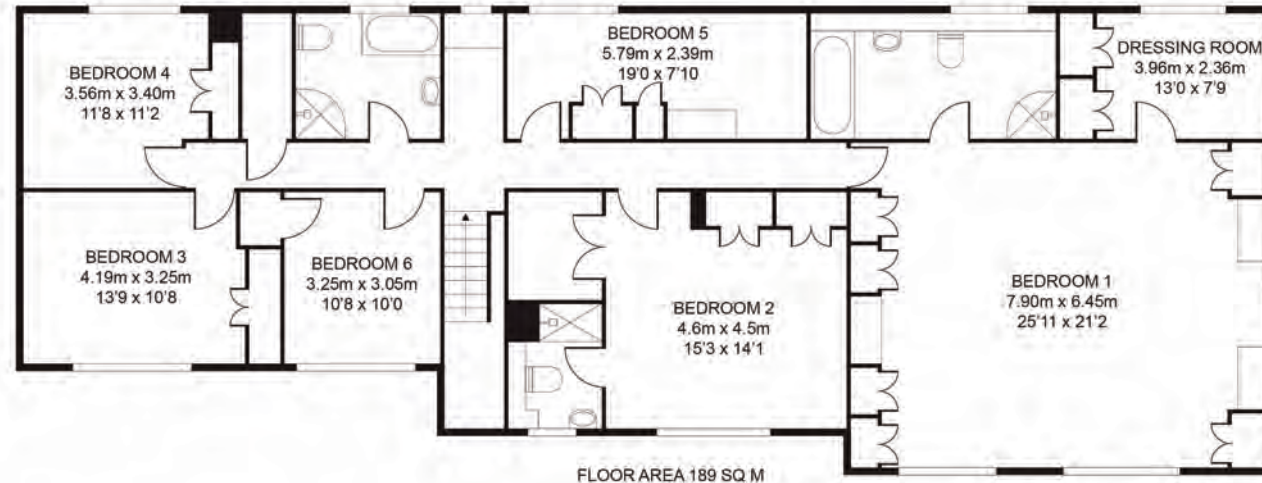
Opening Hours:

Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 4.30 pm

Sunday By appointment only

The property benefits from and is subject to various rights and easements relating to service media and access for maintenance. The sellers confirm that no extensions or alterations have been carried out during their ownership, other than internal decoration. A certificate of completion relating to the previous extension works completed in 2004 has been provided.



FLOOR AREA 198 SQ M
 APPROX. GROSS INTERNAL FLOOR AREA 387 SQM / 4162 SQ FT
 (INCLUDING GARAGE)

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

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



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We value the little things that make a home

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FOUNDATION

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