



6 WOODLAND GLADE, FARNHAM COMMON, BUCKINGHAMSHIRE, SL2 3RG – GUIDE PRICE £1,150,000 FREEHOLD

Tel: 01753 643222

A spacious detached four bedroom family house located in a small and highly desirable residential cul de sac off One Pin Lane.

The house has a large mature plot of just under one third of an acre and features a stunning woodland backdrop with direct access. The property is available with no upper chain

Front Garden with lawned area and large block paved driveway with ample parking provision. Covered front doorway leading to **Entrance Hall** with staircase to First Floor and understairs storage cupboard.

Downstairs Cloakroom with WC, wash hand basin and window.

Large through double aspect **Living Room** with fireplace and wooden mantle leading to **Dining Room** with double door to a large **Conservatory** with delightful Garden aspect and doors to Garden. Tiled flooring and central ceiling fan.

Study with front facing bay window.

Kitchen fitted with a range of all and base units with twin sink and drainer, integrated oven and grill, integrated four ring gas hob, space and plumbing for dishwasher and fridge. Rear Garden aspect. Door to **Utility Room** with Sink and units, door to side return.

Staircase to **First Floor Landing** with cupboard housing hot water cylinder and hatch to loftspace.

Bedroom One (front facing) with built in wardrobe cupboards, door to **En Suite Bathroom** comprising of a paneled bath, WC, wash hand basin and part tiled walls.

Bedroom Two (rear facing) with built in wardrobe cupboards,

Bedroom Three (rear facing) with built in wardrobe cupboards.

Bedroom Four (front facing) with built in wardrobe cupboard.

Family Bathroom comprising of a paneled bath with mixer taps and overbath shower, inset wash hand basin with storage below, WC, tiled walls.

Detached Double Garage with two up and over doors, power and light. **Rear Workshop / Storage Room.** with window and pedestrian access.

Large mature **Rear Garden**, offering a good level of privacy and mainly laid to lawn with an attractive woodland backdrop. Large patio area with fishpond, established trees and shrubs, greenhouse.

***NOTE** – we are informed by the Sellers that access to the woodland behind the house has been available by License from the woodland owners. Please see agent for further details

Woodland Glade is a highly desirable residential cul de sac, situated just off One Pin Lane. Farnham Common Village and the open spaces of Burnham Beeches are close by, as is the M40 (J2) 2.5 miles, Gerrards Cross 3.6 miles, Beaconsfield 4.5 miles, Heathrow Airport 15.0 miles. All distances are approximate. The Village of Farnham Common offers a comprehensive selection of shopping, restaurants and other outlets such as a post office, pharmacy and a home improvements store. Burnham Beeches is close by with hundreds of acres of protected woodland, offering attractive walks and a café. Trains to London (Paddington) are available from Burnham, Taplow and Maidenhead. The Elizabeth Line from Burnham or Slough gives a fast service to Canary Wharf, the City and the West End.

Alternatively, Gerrards Cross and Beaconsfield provide the Chiltern Line into London Marylebone. Buckinghamshire is renowned for its choice and standard of schooling. The county is one of the last to maintain Grammar Schools with Burnham Grammar (for girls and boys) together with The Royal Grammar School and John Hampden in High Wycombe (for boys) and Beaconsfield High School (for girls). Independent preparatory schools include St Mary's, Godstowe, High March (for girls) Caldicott, Davenies (for boys) and Dair House (for boys and girls).

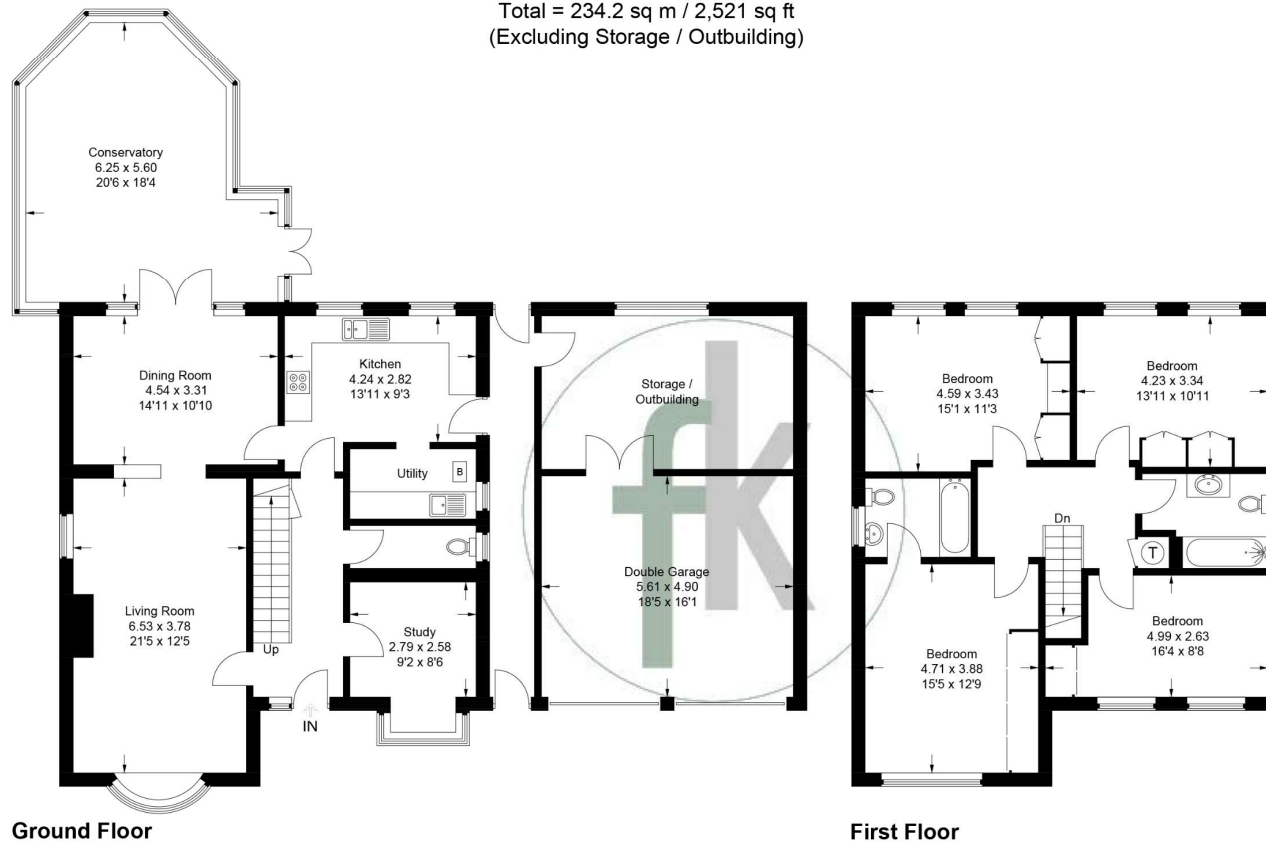
Council Tax Band:

EPC Rating: C



6 Woodland Glade, Farnham Common, SL2 3RG

Approximate Gross Internal Area
Ground Floor = 124.6 sq m / 1,341 sq ft
First Floor = 82.2 sq m / 885 sq ft
Double Garage = 27.4 sq m / 295 sq ft
Total = 234.2 sq m / 2,521 sq ft
(Excluding Storage / Outbuilding)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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