

The **Frost** Partnership

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Nightingale Park, Farnham Common, Buckinghamshire, SL2 3SN

Guide Price £1,595,000 (Freehold)




- Five bedroom detached home
- Close to Burnham Beeches
- Garage incorporating games room
- Superb kitchen/dining/living area
- Electric security gates
- South facing rear garden

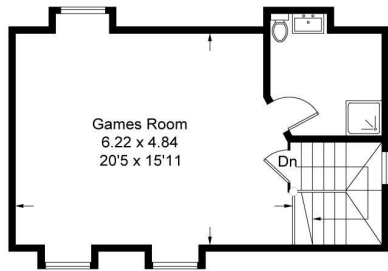
Nightingale Park

Approximate Gross Internal Area = 422.7 sq m / 4550 sq ft (Including Garage)

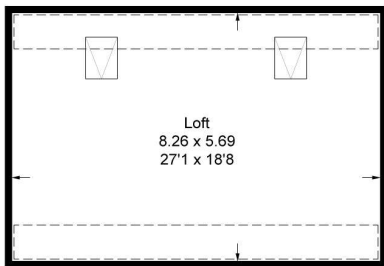
Loft = 47 sq m / 506 sq ft

Total = 469.7 sq m / 5056 sq ft

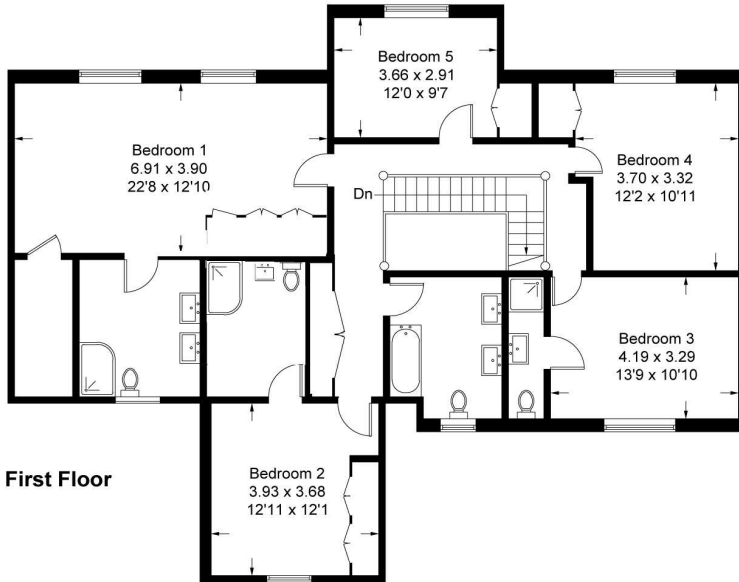
 = Reduced headroom below 1.5m / 5'0"



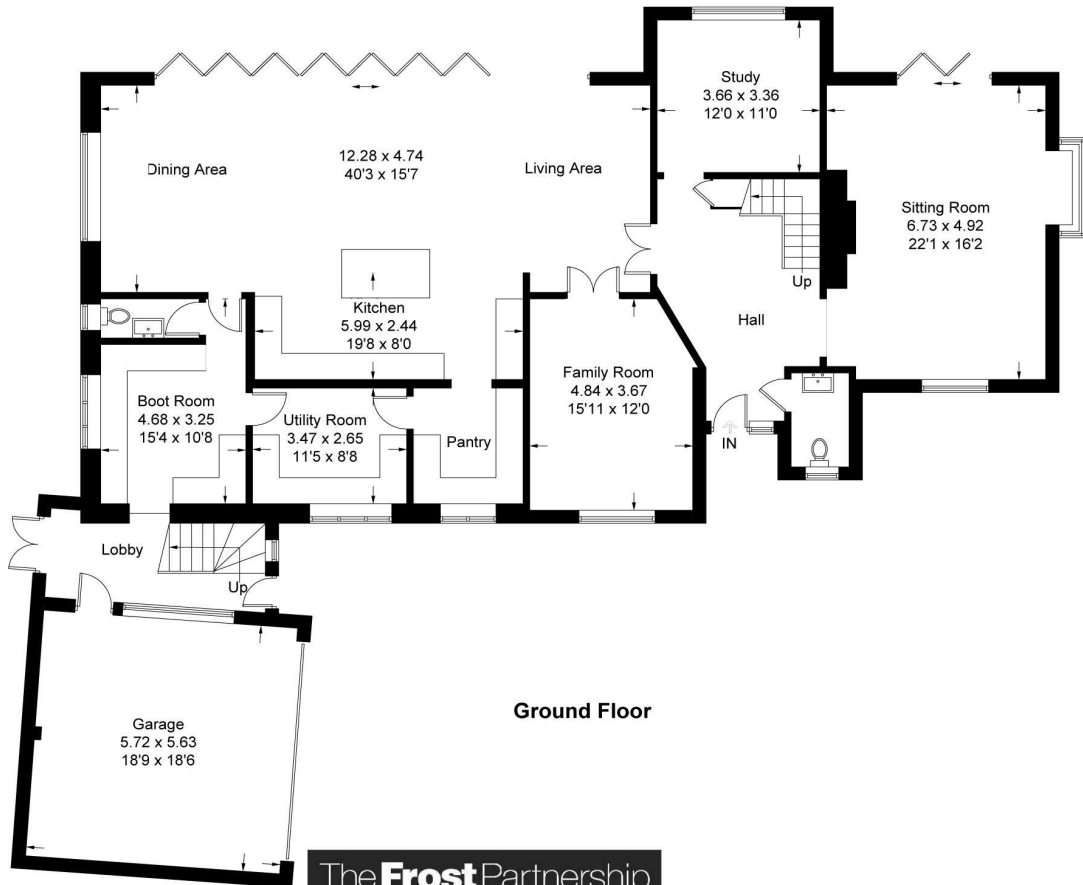
Garage First Floor



Loft



First Floor



Ground Floor

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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. (ID257984)

THE PROPERTY:

A substantial detached family home set in beautiful south facing gardens situated directly opposite the protected woodlands of Burnham Beeches. The property was the subject of extension and alterations in 2012 which have been finished to a very high specification. An outstanding feature is the open plan kitchen/dining/family space with full width bi-folding doors which open out to the rear garden. The current owners planned the extension around the needs of a large family and incorporated a fantastic boot room, utility room and pantry. The ground floor briefly comprises an entrance hall, cloakroom, sitting room, study, family room, open plan kitchen/dining/living room, pantry, utility room, boot room, additional cloakroom and inner lobby. On the first floor levels are five bedrooms and five bathrooms. Immediately to the rear of the property is an extensive natural stone patio area, making an ideal space for entertaining. The remainder of the garden is laid mainly to lawn with children's play area and side garden currently configured for cricket nets. The property is approached through electric security gates leading to a large driveway providing off road parking for several cars and access to the double garage.

SITUATION:

Burnham Village offers good local shopping facilities and the larger centres of Beaconsfield, Slough and Maidenhead are within easy reach and offer more extensive facilities. The M40 (Junction 2) can be joined at Beaconsfield linking with the M25. The M4 (Junction 7) also provides access to the M25 and the national road network giving access to London, Heathrow and the west. There is a mainline railway station in Burnham, offering services to Paddington and from Beaconsfield there is a service to Marylebone. Burnham is included within the Crossrail scheme which is scheduled for completion in 2019.

EDUCATION/LEISURE FACILITIES

The surrounding area provides excellent schooling for children of all ages both in the private and state sector, the state sector still being run on the popular grammar school system. Sporting/leisure facilities abound in the area with many notable golf courses, riding and walking in Burnham Beeches. Cliveden, the famous National Trust property is nearby and there are numerous sports clubs including tennis, rugby and football, various fitness centres and racing at Ascot and Windsor. The River Thames, Jubilee River and Dorney Lake are within easy reach, being less than two miles away.

PLEASE NOTE:

Energy Efficiency Rating: C. Please contact us for a full copy of the Energy Performance Certificate (EPC).

VIEWING:

Via The Frost Partnership, 90 High Street, Burnham

Telephone: 01628 666632 Email: burnham@frostweb.co.uk



Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.