



Langtons, Templewood Lane, Farnham Common, Buckinghamshire

STRUTT & PARKER

Langtons Templewood Lane Farnham Common Buckinghamshire SL2 3HD

Two brand new individually designed handsome and substantial family homes located in a prime position close to Farnham Common village centre. Built by the prestigious developers, Landmark Group these homes are fully equipped with intelligent and smart technology.

Farnham Common village centre 0.2 of a mile, Burnham train station 4.1 miles (London Paddington 27 minutes fast train). Slough train station 5.1 miles, London Paddington 17 minutes, Gerrards Cross station 4.1 miles, London Marylebone 23 minutes, Maidenhead 6.8 miles, Heathrow T5 12 miles, Central London 25 miles, M40 Junction 7 5.2miles.

Entrance hallway, Sitting room, Dining room, Study, Kitchen / dining / family room / Utility room, Cloakroom (Shower room in House 2), 5 bedrooms, master with en-suite, 4 further bathrooms, Driveway parking, South facing garden, Garage to House 1.

The property

A grand reception hall presents an opulent vaulted atrium with a stunning chandelier suspended from the ceiling. A polished ceramic tiled flooring leads to the generous and attractive ground floor accommodation: to the left, a spacious double aspect living room with a feature fireplace; to the right, a good sized study. A dining room can be found adjacent to the kitchen / dining / family room, which is a vast light and airy space, boasting a central island and a range of fitted units with integrated Neff appliances, a separate area for a breakfast

table and a separate adjoining utility room with a door to the rear gardens. A downstairs shower room with guest toilet completes the downstairs accommodation.

The first floor to House 1 boasts four bedrooms, all of which benefit from en-suite facilities, with bedroom 1 also having a walk in dressing room. Bedrooms 3 and 4 sharing a Jack & Jill bathroom. The second floor is occupied entirely by an extensive master suite. Roof lanterns allow the natural light to flood in on this floor.

The first floor to House 2 has three generously sized bedrooms, all of which have their own en-suites. The large master suite occupies the entire rear elevation. Bedrooms 4 and 5 on the top floor are accessed from a generously sized landing, where the bathroom is also situated. Roof lanterns allow the natural light to flood in on this floor also.



Outside

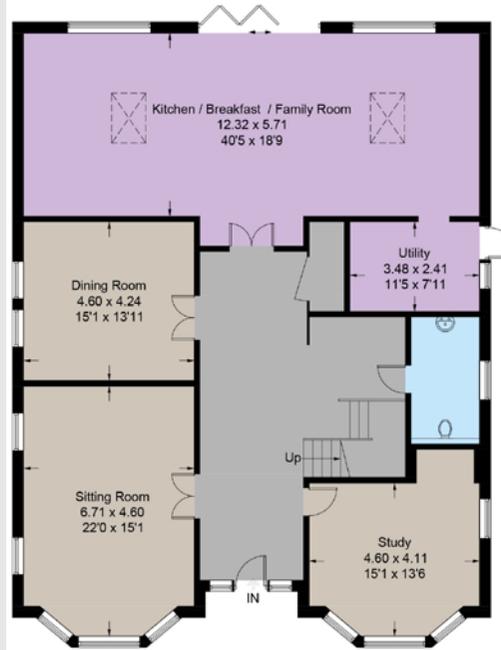
A shingle driveway provides plenty of parking and access to the garage for House 1, while there is space for a garage for House 2. To the rear, there is a south facing garden with a patio which flows directly from the open plan kitchen family room, bringing the outside space inside.

Location

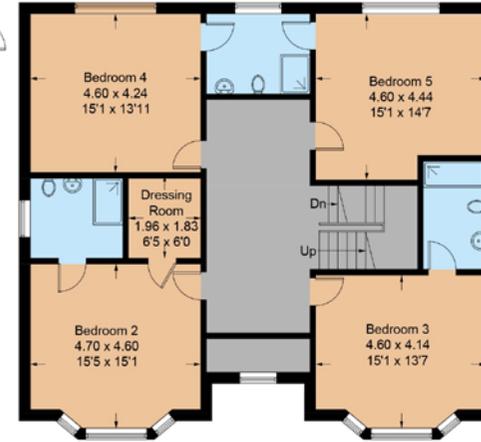
Situated within the attractive Buckinghamshire village of Farnham Common, the property benefits from an idyllic rural location on the edge of Burnham Beeches Country Park and within easy reach of London. The village, which is a short walk offers everyday amenities, including several shops, pubs and restaurants, whilst nearby Gerrards Cross provides more extensive facilities. There are many outstanding schools in the area offering the choice of both state and independent educational facilities at primary and secondary level.

Recreational facilities in the area are plentiful, with a village sports club offering many activities, including squash, cricket and rugby. There are also many excellent golf clubs in the locale, including Gerrards Cross, The Buckinghamshire in Denham and Beaconsfield Golf Clubs, and nearby Burnham Beeches boasts beautiful woodland circa 400 acres, perfect for walking.

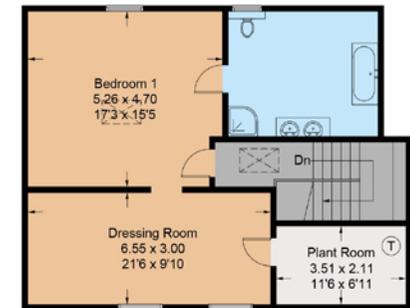
Approximate Gross Internal Area
Ground Floor = 191.8 sq m / 2064 sq ft
First Floor = 129.7 sq m / 1396 sq ft
Second Floor = 77.4 sq m / 833 sq ft
Total = 398.9 sq m / 4293 sq ft



Ground Floor



First Floor



Second Floor

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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House 2

Approximate Gross Internal Area (Excluding Void)

Ground Floor = 196.5 sq m / 2115 sq ft
 First Floor = 170.6 sq m / 1836 sq ft
 Second Floor = 103.6 sq m / 1115 sq ft
 Total = 470.7 sq m / 5066 sq ft



Directions

With Strutt & Parker's Gerrards Cross office on your right, head south-west on Packhorse Road/ B416 for 2.5 miles. Turn right onto Templewood Lane and follow the road for approx. 1.5 miles where these properties can be found on the left.

General

Local Authority: South Bucks District Council
 01895 837200

Services: Gas, electric, mains water and mains drainage. Underfloor heating to ground and first floors. Gas fired central heating to radiators on the second floor.

Control 4 Smart system throughout, operating lighting, heating, audio-visual and optional additional CCTV.

Gerrards Cross

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60 offices across England and Scotland, including Prime Central London

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