



9 Hill Place, Farnham Common - SL2 3EW

Guide Price £1,325,000

 **TIM RUSS**
& Company



9 Hill Place

Farnham Common

- Impressive Detached Home Built By Berkeley Homes
- Over 2,800 sq ft Of Spacious Accommodation
- Five Bedrooms, Now Four Plus Dressing Room
- Principal Bedroom, Guest Bedroom With En-Suites
- Three Reception Rooms Including Separate Study
- Contemporary Kitchen With Premium Appliances
- Beautifully Maintained, Secluded Gardens And Double Garage
- Walking Distance To Farnham Common And Burnham Beeches

Farnham Common is one of South Buckinghamshire's most desirable villages, offering a blend of semi-rural charm and excellent local amenities, including shops, cafés, restaurants and traditional pubs. The beautiful ancient woodland of Burnham Beeches is nearby, providing scenic walks and outdoor recreation. The area is well regarded for its excellent schooling, with a choice of local infant and junior schools, independent schools and respected grammar schools, subject to admission criteria. For commuters, Beaconsfield and Gerrards Cross offer direct rail services to London Marylebone, while the M40, M4 and M25 provide convenient access to London, Heathrow and the wider motorway network.



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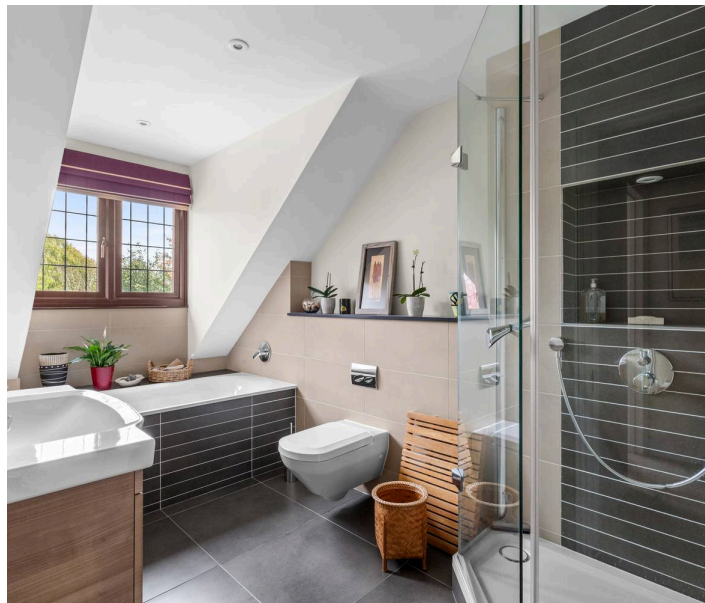
Farnham Common

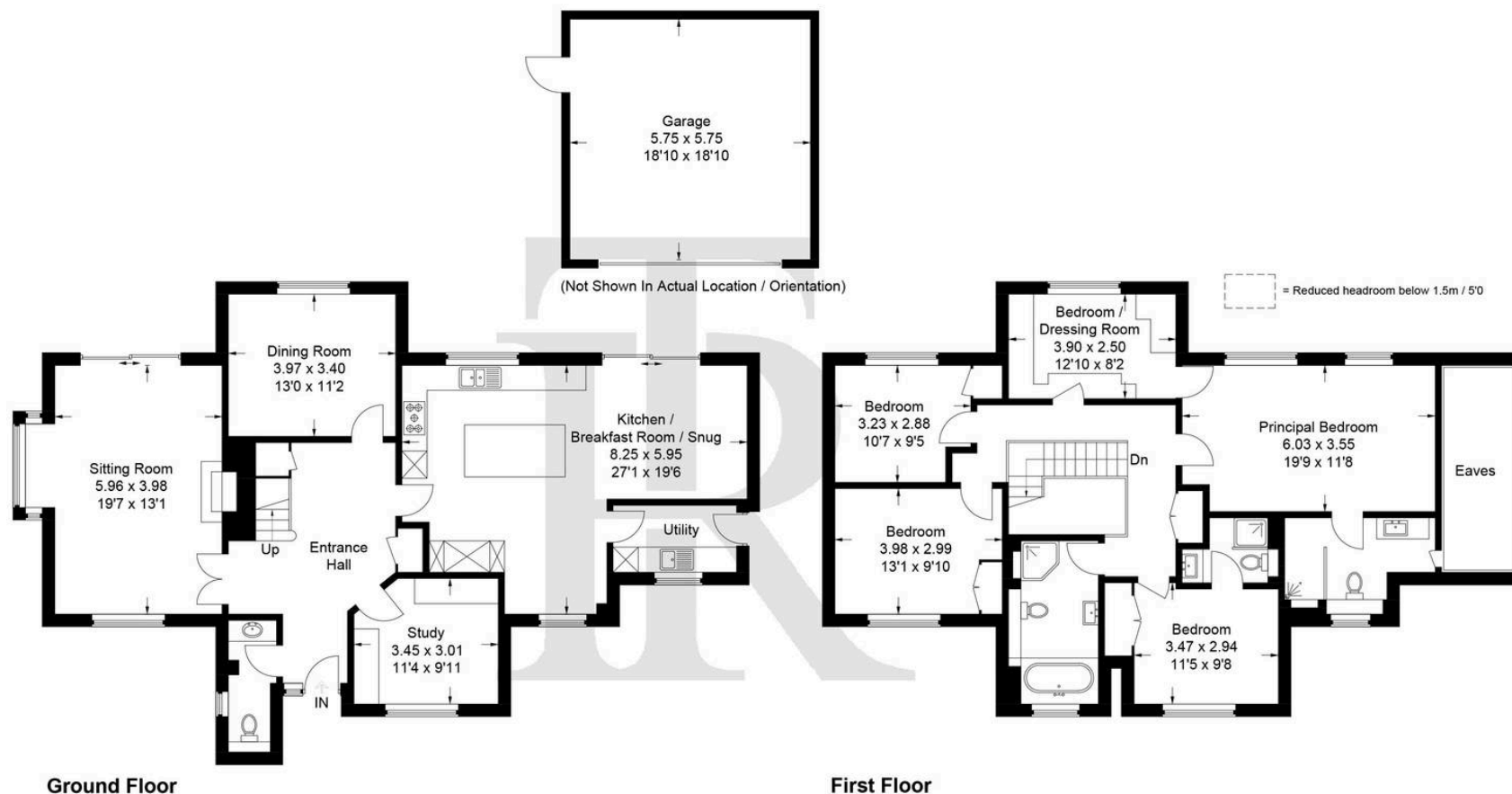
Occupying a prestigious position in Farnham Common, this impressive Berkeley-built residence offers over 2,800 sq ft of beautifully appointed accommodation, where generous proportions and elegant interiors combine to create an exceptional family home. Ideally situated moments from the ancient woodland of Burnham Beeches, the property enjoys a wonderful balance of sophistication, space and tranquillity. A grand reception hall introduces beautifully proportioned interiors, including a sophisticated contemporary kitchen with premium Miele appliances, a spacious family breakfast area and an impressive triple-aspect drawing room with feature fireplace. A formal dining room, private study and separate utility room complete the ground floor, complemented by triple glazing throughout. The first floor features five bedrooms, including a luxurious principal suite with an en-suite bathroom and adjoining fifth bedroom, currently arranged as a bespoke dressing room. A second bedroom also benefits from an en-suite shower room, with two further double bedrooms served by a stylish family bathroom. Outside, a broad gravel driveway provides extensive parking and access to a double garage. The secluded rear garden offers a tranquil retreat, with an expansive paved terrace, manicured lawn and mature trees and hedging creating an attractive sense of privacy.

Council Tax band: G Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Approximate Gross Internal Area = 231.1 sq m / 2487 sq ft
(Including Eaves)
Garage = 33.1 sq m / 356 sq ft
Total = 264.2 sq m / 2843 sq ft

Floor Plan produced for Tim Russ & Company

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

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For more information please visit our website.



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