



Mayflower Way, Farnham Common



Ashington Page



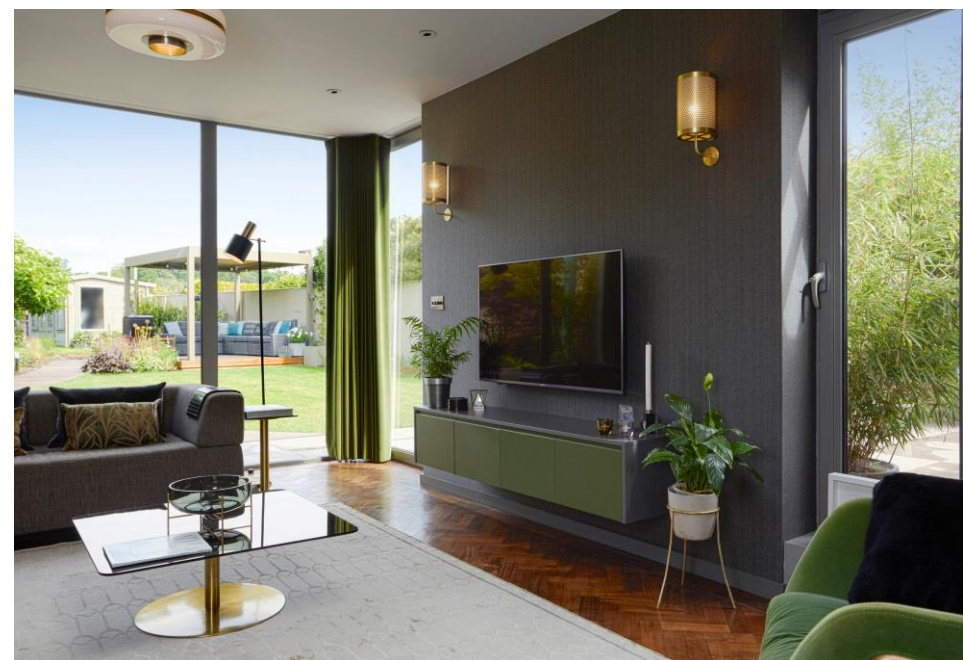
Ideally situated in the heart of Farnham Common, within a short stroll to the vibrant shops and restaurants, and a mere walk to the enchanting Burnham Beeches woods and the local junior and infant schools are within 5mins walking distance. This stunning home presents an exceptional blend of contemporary design and modern family living, a statement of elegance and functional luxury.

This 4-bedroom detached home welcomes you with an impressive facade, a paved drive, and attractively planted gardens.

Upon entering, you are greeted by a spacious entrance hall adorned with original parquet wooden flooring and a convenient under stairs coats cupboard. The interior unfolds seamlessly, resembling pages from an interior design magazine, with steel, powder-coated pocket doors leading to the kitchen dining area. This inviting space boasts electric underfloor heating, a comprehensive range of base units, full-height cabinets, and integrated appliances, creating an ideal setting for culinary enthusiasts. The central island with storage and feature lighting adds a touch of sophistication, while full-height bi-folding doors open onto a delightful patio.

Adjacent to the kitchen, the sitting room exudes warmth with parquet wooden flooring and a working fireplace, offering a double aspect view. The second reception room, accessed through steel, powder-coated pocket doors, is bathed in natural light from full-height windows and a roof lantern, providing a picturesque view of the garden. This beautiful room benefits from having centrally heated underfloor heating and a stunning, polished plaster wall with built in units with concealed lighting.

The ground floor further accommodates a well-proportioned home office and a utility room with ample storage, a sink, and integrated appliances. A convenient downstairs cloakroom with WC and washbasin completes the practical layout.





Ascending the stairs, the first-floor landing leads to the principal bedroom, a triple-aspect retreat with built-in wardrobes and scenic views of the garden and the adjacent field. The ensuite shower room is elegantly designed as a wet room, featuring a rainhead shower, handheld shower attachment, and his-and-her washbasins. There is underfloor heating and a heated towel rail.

The additional 3 bedrooms offer versatile spaces and all have built in wardrobes, bedroom two is a double, bedroom three is also a double and provides double-aspect views, and bedroom four offers loft access via a drop-down loft ladder. The loft is fully insulated to current building regs and is boarded out offering vast storage space.

The family bathroom, adorned with a white suite, includes a WC, bath with handheld shower, overhead rain shower, glass shower screen, and his-and-her washbasins, underfloor heating and a heated towel rail.

Completing this exquisite home is a single garage with garden access, a landscaped garden featuring a spacious patio, lush lawn, mature borders, and an entertaining pagoda with an electronic roof. Towards the garden's end, a summer house awaits, and a gate provides access to the sports centre which offers members tennis, squash, cricket and fitness classes.

Additional information. The house has contemporary high output flat panel radiators throughout with a Megaflow water cylinder and green star boiler meeting high spec current building regulations.

Freehold

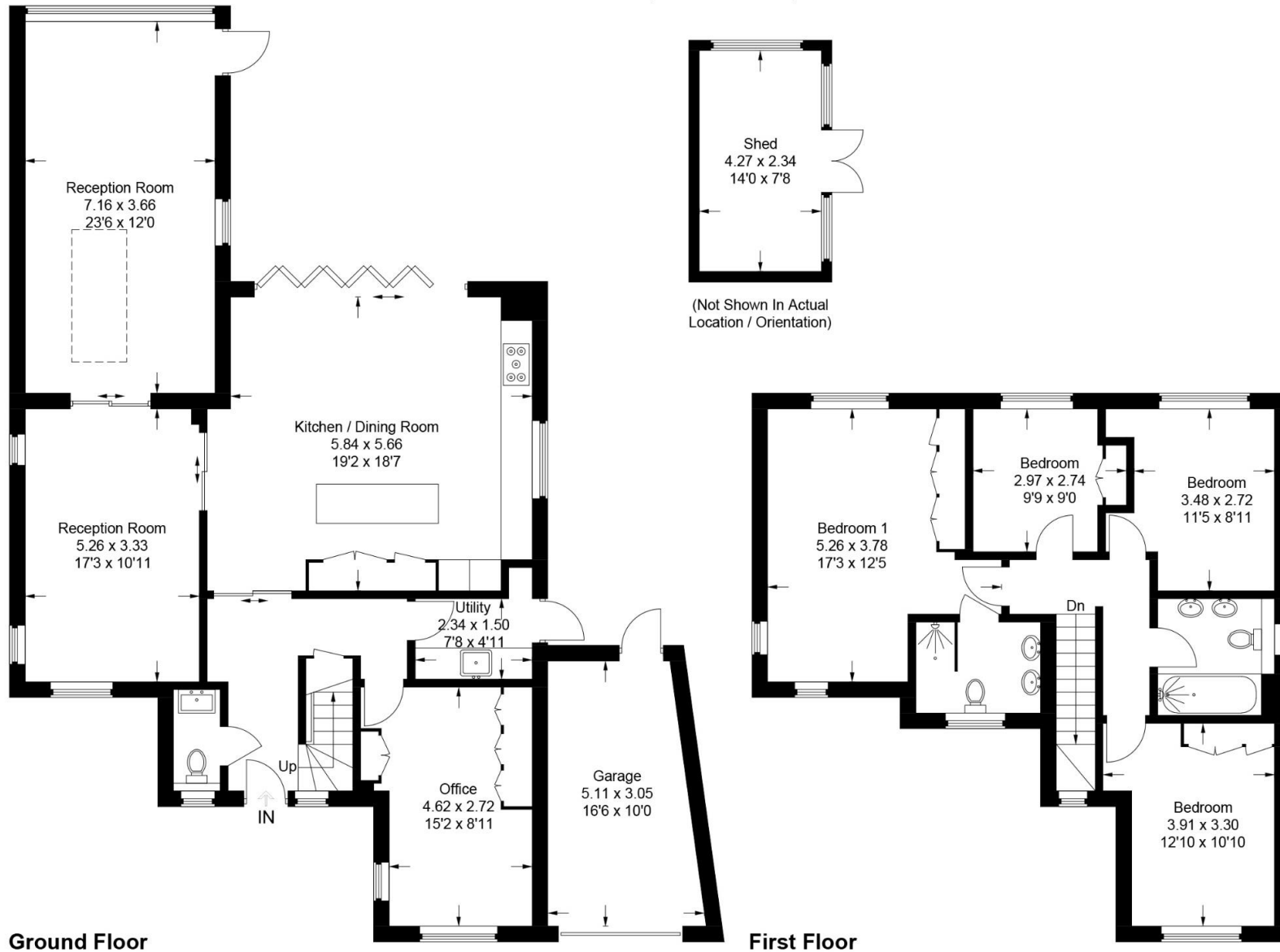
Council Tax : South Bucks G

EPC: C

Directions: Sat Nav SL2 3UA



Approximate Gross Internal Area
 Ground Floor = 114.1 sq m / 1,228 sq ft
 First Floor = 68.8 sq m / 740 sq ft
 Garage / Shed = 23.9 sq m / 257 sq ft
 Total = 206.8 sq m / 2,225 sq ft



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,





For an appointment to view this property, please contact Ashington

Page

on

01494 680 018



Should you decide to use James Walton, Park Grove Mortgages Limited, you should know that we would normally receive a referral fee from him on completion of a transaction. An average referral fee is typically

Important Notice: These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair summary of the property. Any description or information should not be relied on as a statement or representation of fact or that the property or its services are in good condition. The photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distance given are approximate only. Any reference to alterations to or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by an intending purchaser. All statements contained in these particulars in relation to the property are made without responsibility of Ashington page or its clients. Neither Ashington Page (nor any joint agents) nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property.

www.AshingtonPage.co.uk

Ashington Page