



16 Badgers Wood  
Farnham Common, Buckinghamshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## Beautifully presented detached family home in a cul de sac location close to the village.

Nestled in a peaceful cul de sac, this exceptional five bedroom detached home offers the perfect blend of space, style and seclusion. With beautifully designed interiors and stunning outdoor areas, this property is ideal for modern family living.



**3 RECEPTION ROOMS**



**5 BEDROOMS**



**4 BATHROOMS**



**DRIVEWAY PARKING**



**SECLUDED GARDEN**



**FREEHOLD**



**VILLAGE**



**3,074 SQ FT**



**GUIDE PRICE  
£1,395,000**



### The property

This superb five-bedroom detached family home has been thoughtfully renovated and extended over the years, resulting in a light-filled, contemporary space perfectly tailored for modern family life and effortless entertaining.

The home opens into a welcoming entrance hall with a convenient WC, leading to a spacious games room, ideal for family fun or versatile use. At the heart of the home lies a stunning open-plan kitchen, showcasing sleek white gloss cabinetry, quality composite work surfaces, and an attractive hardwood floor. A large island with separate gas and induction hobs offers space for casual dining, while integrated appliances, including an electric fan oven, microwave/grill, and steam oven, enhance the functionality of the space. A practical utility room sits just off the kitchen, keeping day-to-day living seamless.

Flowing from the kitchen is a stylish dining and TV room, perfect for gathering and relaxing. From here, a doorway opens into a truly impressive drawing room, complete with a wood-burning stove and full-width bi-folding doors that invite the outdoors in.

Upstairs, five well-proportioned bedrooms provide excellent accommodation for the whole family. The principal bedroom boasts a contemporary en suite, while a second guest bedroom also benefits from its own en suite. The remaining bedrooms are served by a well-appointed family bath and shower room.



## Outside

To the front, a generous gravel driveway offers ample off-road parking, complemented by a brick paviour path leading to the entrance. A neatly maintained lawn sits to one side, while a well-stocked shrubbery borders the house, adding charm and greenery to the approach.

A paved patio adjoins the rear of the house, whilst a charming pergola to one side offers an inviting seating and entertaining area, ideal for relaxing during the summer months. Beyond this lies a superb, versatile brick-built studio featuring full-width bi-folding doors, flooding the space with natural light. Behind the studio, a further room offers excellent potential as a workshop or hobbies space, complete with a well-appointed shower room. The remainder of the garden is laid to neatly kept lawns, bordered by mature shrubs, trees, and vibrant planting, all set against the tranquil backdrop of a neighbouring copse.

## Location

Farnham Common is a sought-after village in South Buckinghamshire, known for its charming blend of countryside tranquility and modern convenience. Surrounded by the stunning Burnham Beeches, a National Nature Reserve, the area offers picturesque woodland walks, perfect for outdoor enthusiasts and families alike. Despite its peaceful setting, Farnham Common provides excellent local amenities, including boutique shops, cafés, restaurants, and highly regarded schools. With easy access to Gerrards Cross and Beaconsfield, as well as excellent transport links to London via the Elizabeth Line and M40/M4 motorways, it is a prime location for commuters seeking a balance between rural living and city accessibility. This thriving village community, coupled with its beautiful green spaces and prestigious properties, makes Farnham Common a highly desirable place to call home.



## Distances

- Gerrards Cross town approx. 3.5 miles
- M40 (junction 2) approx. 4 miles
- Central London approx. 27 miles
- Heathrow Airport approx. 17 miles

## Nearby Stations

- Gerrards Cross Station approx. 4 miles

## Key Locations

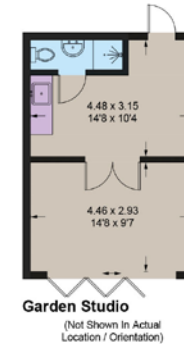
- Burnham Beeches National Nature Reserve
- Black Park Country Park
- Windsor Castle

## Nearby Schools

- Farnham Common Forest Schools
- Dair House Independent Preparatory for boys and girls
- Caldicott Preparatory School for boys
- Beaconsfield High School
- Beaconsfield Secondary School
- Burnham Grammar School



Approximate Gross Internal Area  
 Ground Floor = 146.3 sq m / 1,575 sq ft  
 First Floor = 111.5 sq m / 1,200 sq ft  
 Garden Studio = 27.8 sq m / 299 sq ft  
 Total = 285.6 sq m / 3,074 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, shapes and compass bearings before making any decisions reliant upon them.  
 © CJ Property Marketing Ltd Produced for Strutt & Parker

## Floorplans

Total house internal area 3,0740 sq ft (285.6 sq m)  
 For identification purposes only.

## Directions

SL2 3HH

what3words: ///ruled.deflection.elite

## General

Local Authority: Buckinghamshire Council

Services: mains gas, electric, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: C

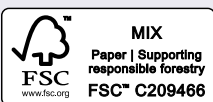
**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken April 2025. Particulars prepared April 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

## Gerrards Cross

83 Packhorse Road, Gerrards Cross SL9 8PJ

**01753 891188**

[gerrardscross@struttandparker.com](mailto:gerrardscross@struttandparker.com)  
[struttandparker.com](https://www.struttandparker.com)



@struttandparker

Over 50 offices across England and Scotland,  
 including Prime Central London

For the finer things in property.

