



Mayflower Way  
Farnham Common, Buckinghamshire



## A cleverly extended and superbly presented family home in a much sought after location.

A stylish five bedroom home having been tastefully refurbished and extended by the current owner.



**3 RECEPTION ROOMS**



**5 BEDROOMS**



**2 BATHROOMS**



**GARAGE**



**LANDSCAPED GARDEN**



**FREEHOLD**



**VILLAGE**



**2,336 SQ FT**



**GUIDE PRICE  
£1,200,000**



### The property

This deceptively spacious and beautifully presented home has been the subject of significant reconfiguration and extension by the current owners, and now offers bright light and spacious accommodation over two floors. On the ground floor, the heart of the home is a stunning Kitchen/Dining/family room, creating an ideal family space for relaxing and entertaining. There is also a useful utility room, a cosy family room and a good size study.

On the first floor there are five generous bedrooms, including the principal bedroom with a range of smart fitted wardrobes, access to a balcony and an en suite bathroom. Bedroom two also has access to the balcony, and bedroom three has space for an additional en suite if required, for which plumbing exists. Bedrooms four & five are also good size rooms and there is a stylish family bathroom.

As part of the recent renovation work, CAT 5 cabling has been installed, there is an in built speaker system, a fitted safe in the principal bedroom.



## Outside

The rear garden is a fabulous feature of the home with a generous terrace adjacent to the rear of house and an additional patio area at the rear of the garden with a stylish loggia. A well kept level lawn is flanked by mature hedging and flower bed borders. There is also a sizable shed.

At the front, the property is approached over a brick paviour driveway, providing parking and access to an integral garage. Gated side access leads to the rear.

## 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. The highly regarded Farnham Common Village schools are within

striking distance. 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 (junction2) approx. 4 miles
- Central London approx. 27 miles
- Heathrow Airport approx. 17 miles

## Nearby Stations

- Gerrards Cross Station approx. 4 miles
- Slough Train Station approx. 4.8 miles

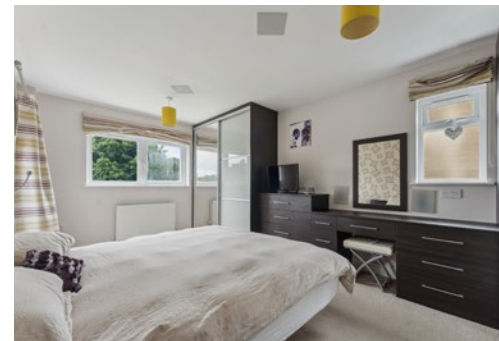
## Key Locations

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

## Nearby Schools

- Farnham Common Village Schools
- Dair House Independent Preparatory School for boys & girls
- Caldicott Preparatory School for boys
- Beaconsfield High School

- Beaconsfield Secondary School
- Burnham Grammar School

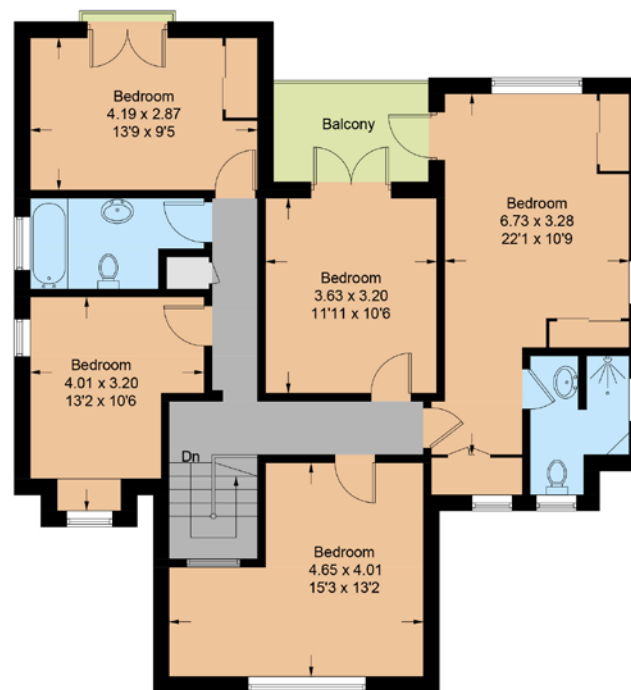




Approximate Gross Internal Area  
 Ground Floor = 119.3 sq m / 1,284 sq ft  
 First Floor = 97.7 sq m / 1,052 sq ft  
 Total = 217.0 sq m / 2,336 sq ft  
 (Including Garage)



**Ground Floor**



**First 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.

© CJ Property Marketing Ltd Produced for Strutt & Parker

## Floorplans

House internal area 2,336 sq ft (217.0 sq m)

For identification purposes only.

## Directions

SL2 3TX

what3words: ///money.barks.bake

## General

Local Authority: Buckinghamshire Council

Services: Mains gas, electricity, water and drainage

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

Council Tax: G

EPC Rating: D

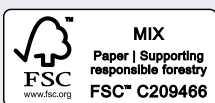
**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate 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 June 2025. Particulars prepared June 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](http://struttandparker.com)



@struttandparker

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

For the finer things in property.

