



Pinfield, One Pin Lane, Farnham Common,
Buckinghamshire

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Pinfield

One Pin Lane, Farnham Common, Buckinghamshire SL2 3RD

A substantial detached property currently partly divided into boutique bed and breakfast accommodation and set in large gardens with the addition of a development opportunity to build a separate new dwelling in the grounds.

Farnham Common Village centre 1.0 mile, M40 (J2) 2.9 miles, Gerrards Cross 2.5 miles, Gerrards Cross mainline station 3.6 miles (London Marylebone 23 minutes), Central London approx. 27 miles

7 Bedrooms | 8 Bathrooms | 5 Reception rooms
Garden | Double garage | Off street parking
Hotel/residential use | Development opportunity
Building plot with planning permission | EPC Rating C

The property

Pinfield is a seven bedroom residence which is currently used partly as a boutique hotel. The property is beautifully presented throughout and has been subdivided into a house for the owners occupation with three bedrooms, and the hotel side which provides a further four double bedrooms all with en suites. The versatile layout and design is such that it could be used as two separate units or as one family house. There is a large private garden, double garage and a sweeping driveway.

There is also planning permission for a five bedroom detached house in a private position within the grounds.

Outside

Pinfield is approached along a sweeping driveway taking you round the side of the property to the rear, where there is ample parking and a detached double garage. The grounds extend to approximately a third of an acre.

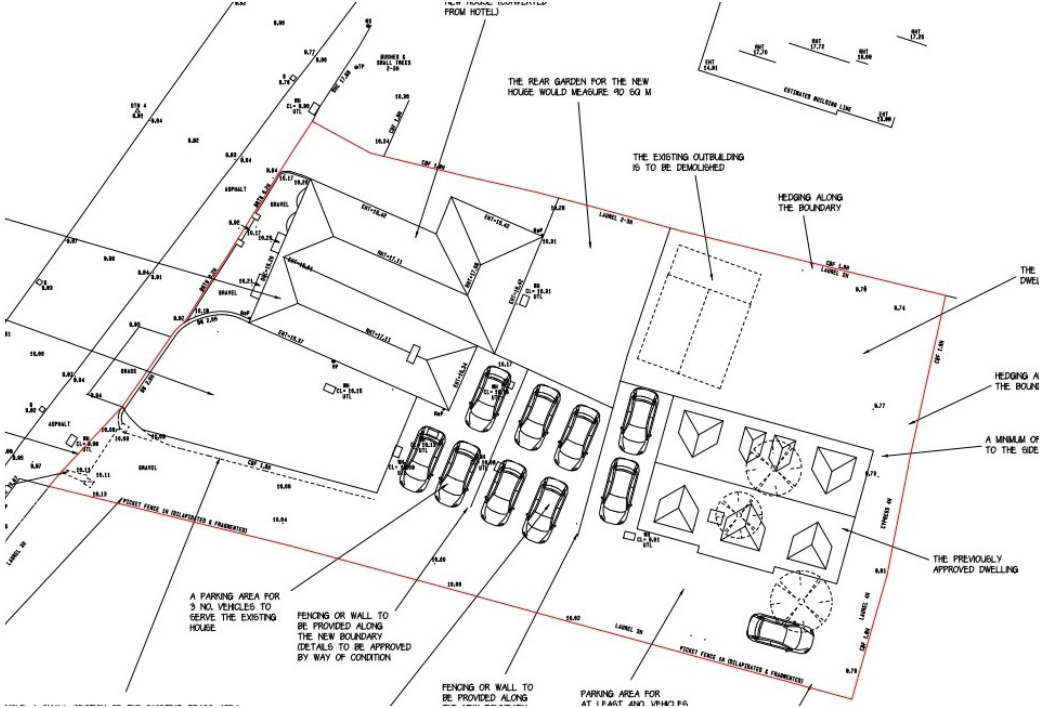
Location

The popular Buckinghamshire village of Farnham Common has a post office, shops and small supermarkets, cafes, restaurants and pubs. The towns of Beaconsfield, Gerrards Cross, Windsor and Maidenhead are all within easy reach, offering excellent shopping, amenities and a variety of supermarkets, as well as a varied selection of leisure and cultural facilities. Central London is just 23 minutes away by train from nearby Gerrards Cross.

Farnham Common, and neighbouring Farnham Royal boast several highly regarded schools, including Farnham Common Infant and Junior Schools, St Mary's Farnham Royal Church of England Primary School, Dair House Pre-Preparatory and Caldicott Preparatory School. The property is also located in catchment area for excellent grammar schools.

Local sports and leisure facilities include the members-only Farnham Common Sports Club and the Farnham Park Golf Club.





Floorplans
House internal area 3,306 sq ft (307.1 sq m)
Garage internal area 346 sq ft (32.1 sq m)
For identification purposes only.



Directions

From Strutt & Parker's Gerrards Cross office, head south on Packhorse Road and after half a mile, continue straight ahead at the traffic lights and keep following the B416 for two miles, before turning right onto Collum Green Road, following the sign for Hedgerley and Farnham Common. After a mile, turn left onto One Pin Lane, and you will find the property immediately on the left hand side.

General

Local Authority: South Bucks District Council
Planning Permission: Planning reference number: PL/21/3976/FA. Planning permission has been granted to change the use from a hotel and a single dwelling house into 2 dwelling houses with changes to windows/doors and widening of existing vehicular access. Prospective purchasers should make their own enquiries to the local planning authority.
Services: Gas, electric, mains water and mains drainage
Council Tax: Band G
Tenure: Freehold
Guide Price: £1,800,000

Gerrards Cross

83 Packhorse Road, Gerrards Cross SL9 8PJ

01753 891188

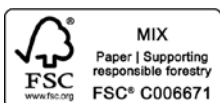
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