





2 Forge Drive, Farnham Common, Buckinghamshire, SL2 3NG

Offers Over £850,000

- SEPERATE DETACHED ANNEX
- POTENTIAL TO EXTEND FURTHER (STPP)
- 2.4 MILES FROM BURNHAM STATION
- WALKING DISTANCE TO SHOPS
- 4 BEDROOMS
- DRIVEWAY FOR 5 CARS
- CENTRAL HIGH STREET LOCATION
- 2 BATHROOMS
- LANDSCAPED REAR GARDEN
- 0.3 MILES FROM NEAREST SCHOOL

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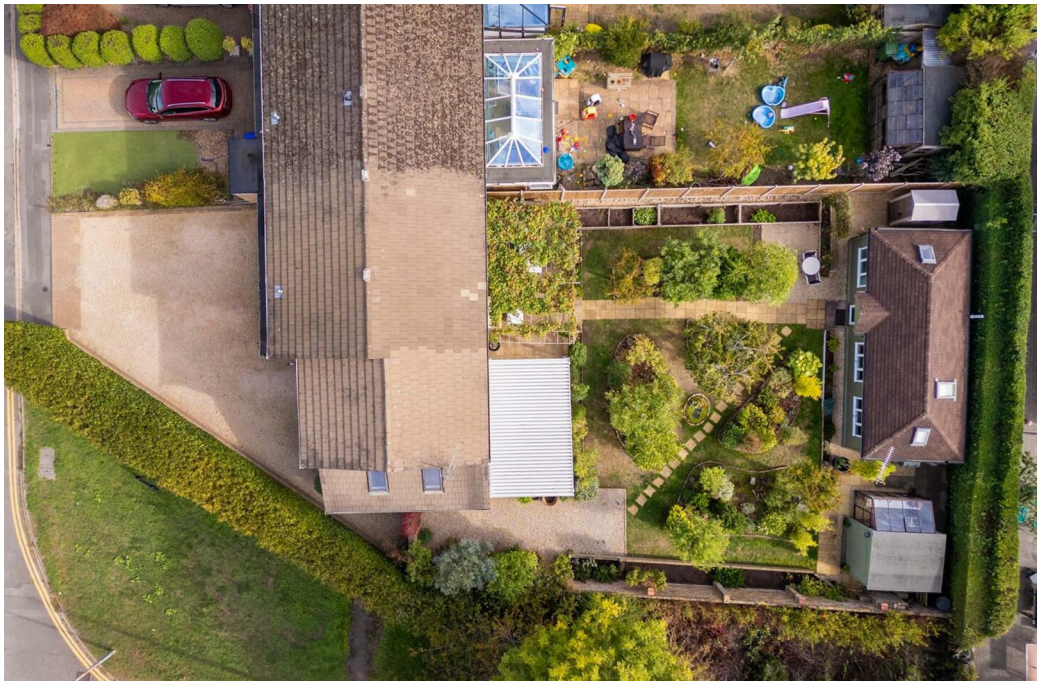
2 Forge Drive, Slough SL2 3NG

** HAS A 1 BEDROOM DETACHED ANNEX AT THE REAR OF THE GARDEN WITH OWN KITCHEN/RECEPTION ROOM AND SHOWER ROOM **

4 2 2 C

Council Tax Band: E





HUGELY EXTENDED 4 BEDROOM HOUSE WITH STUNNING REAR GARDEN AND ITS OWN DETACHED 1 BEDROOM ANNEX WITH KITCHEN/RECEPTION ROOM AND SHOWERROOM

Located in the heart of the exclusive Farnham Common Village, sits this most impressive 4 bedroom 2 bathroom house, which has been heavily extended and includes a standout self-contained outbuilding, which features its own double bedroom, shower room and open plan kitchen/dining/reception room.

The house is remarkably private, as it is set behind a tall hedge, in one of the largest corner plots in Forge Drive, which is a quiet cul-de-sac, yet conveniently located near many amenities as it is a moments throw from Farnham Common High street and many local schools.

The house has been lived in by the current family for nearly 25 years and has been fully modernised to an extremely high standard.

There are 4 double bedrooms in the main house, with 2 underfloor heated bathrooms (one being a very large ensuite with both bath and large walk in shower), as well as a double reception room, study, an open plan kitchen/dining room, separate utility room and W.C.

The detached garden outbuilding was built in 2009 and has its own open plan kitchen/dining/reception room as well as a shower room and double bedroom, and can be accessed independently via the side gate if one didn't want to come through the main house.

One of the houses standout features is its stunning landscaped rear garden, which has been so beautifully designed, and includes numerous fruit trees, including plum, cherry, pear and fig trees and many varieties of apple, as well as extensive grape vines. There is also a separate patio area, closest to the house; perfect for al-fresco dining and to the front of the house, there is a large driveway which could fit 5-6 cars.

The house has been significantly improved and extended over the years, including a double-storey side extension, a further single extension which benefits from sky lights all along, as well as the garden outbuilding, (which in itself cost circa £80,000), but there is still further potential to extend (STPP) as one could extend further at the rear of the house to create an even larger kitchen or reception area, should you wish with possible skylights and bi-folding doors all along to really open up the space.

LOCATION

The property is centrally located, just off Beaconsfield Road, right opposite the Farnham Common Shopping Parade, which includes a Tesco Express and Sainsburys local, Costa Coffee, a Turkish Restaurant, an Italian Restaurant, a beauty shop, a public house, a couple of independent coffee shops, a pharmacy and numerous other little shops and businesses to explore. It is also a five-minute walk from the beautiful Burnham Beeches - a protected woodland perfect for walking and exploring.

There are many schools nearby, in both the state and private sector, with the nearest being only 0.3 miles away and Burnham Station, which has Elizabeth Line connections, is only 2.4 miles away.

The nearest bus stop is very conveniently situated about 40 yards up from the entrance to Forge Drive Cul-de-sac.

ACCOMMODATION

4 Bedrooms
2 Bathrooms (one ensuite) with underfloor heating
Kitchen/dining room
Utility room
Double Reception Room
Study
Ground floor W.C.
Driveway for 5 cars
Large south facing rear garden
Separate outbuilding with bedroom, shower room and open plan kitchen/dining/reception room

STATION (*straight line distances)

2.4 miles to Burnham Station (Elizabeth Line)
3 miles to Slough Station (Elizabeth Line)
3.5 miles to Taplow Station (Elizabeth Line)
4.4 miles to Gerrards Cross Station (Chiltern Line to Marylebone)
5.1 miles to Beaconsfield Station (Chiltern Line to Marylebone)

SCHOOLS

0.3 miles to Caldicott School

0.6 miles to Farnham Common Infant School
0.6 miles to Dair House School
0.6 miles to Farnham Common Junior School
1.1 miles to Beechwood School
1.2 miles to St Mary's Farnham Royal C of E Primary School
1.2 miles to The Stoke Poges School
1.3 miles to Arbour Vale School
1.4 miles to St Anthony's Catholic Primary School
1.4 miles to Claycots School
1.5 miles to Penn Wood Primary and Nursery School
1.6 miles to Lynch Hill School Primary Academy
1.9 miles to Baylis Court School
2 miles to Phoenix Infant Academy
2 miles to The Godolphin Junior Academy

IMPORTANT INFORMATION
EPC: Band C (potential C)
Council Tax: Band E (£3,048.93 for year 2026/27)
South Buckinghamshire Local Authority
Freehold
Side Extension redone in 2009
Annex built in 2009
Worcester Bosch Boiler with separate water tank installed in 2008 and serviced annually
Ensuite bathroom done in 2020
Property rewired in 2017
Annex is heated using 3 Dimplex Convector heaters which are wall mounted and there is a sewage pump system

LEGAL NOTE
**Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. **



















Forge Drive

Approximate Gross Internal Area = 168.6 sq m / 1814 sq ft
Outbuilding = 32.5 sq m / 350 sq ft
Total = 201.1 sq m / 2164 sq ft

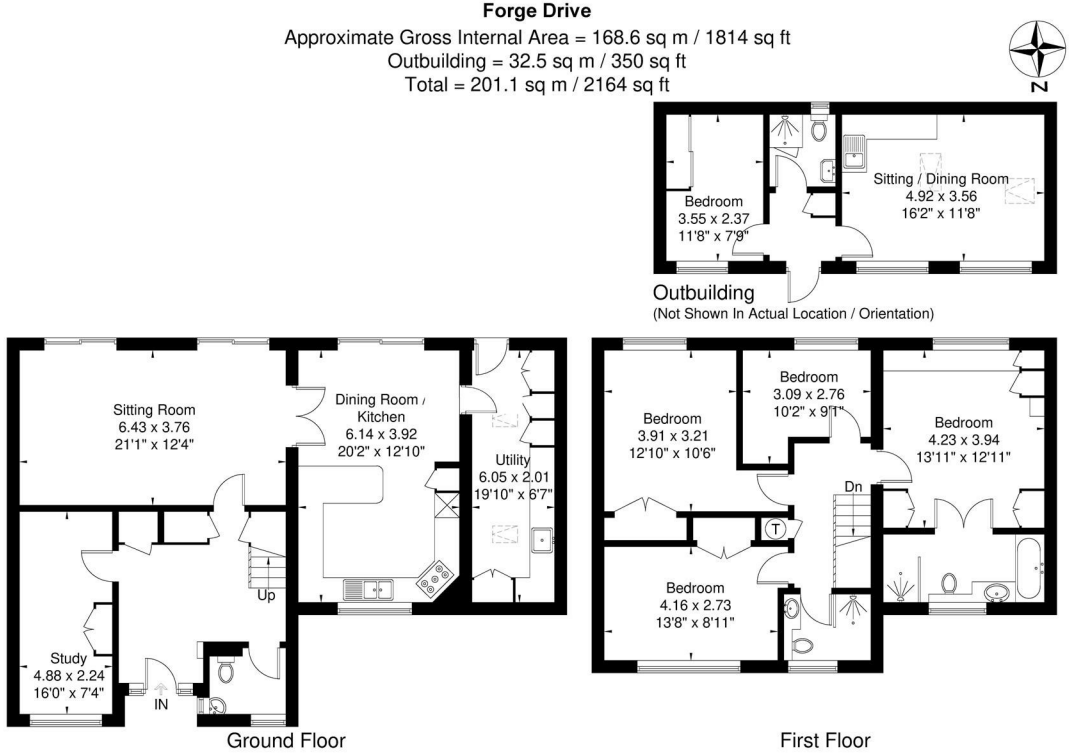
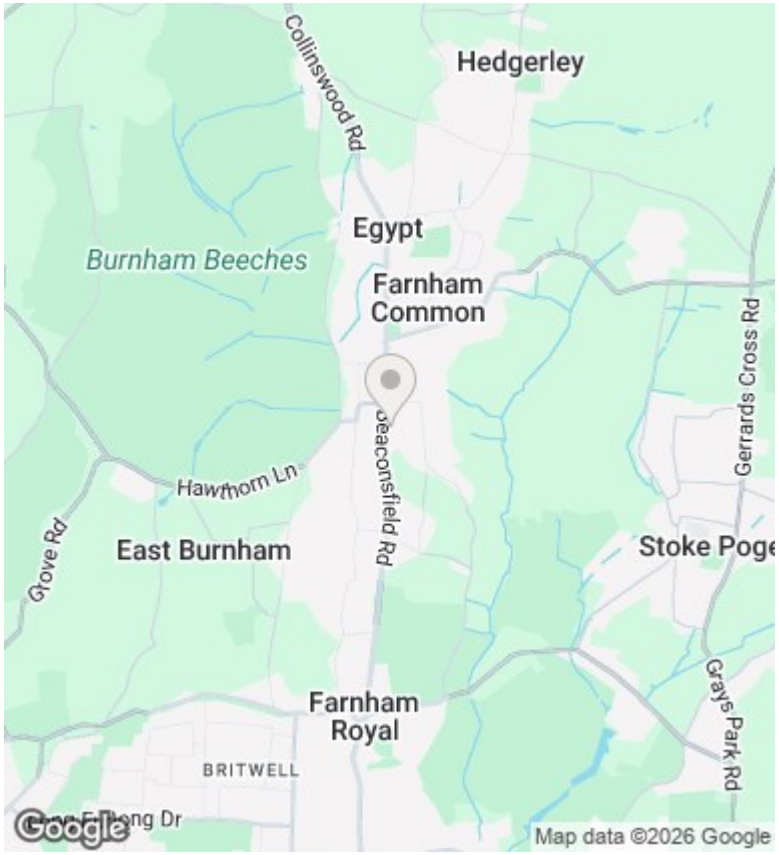


Illustration for identification purposes only, measurements are approximate, not to scale.



Directions

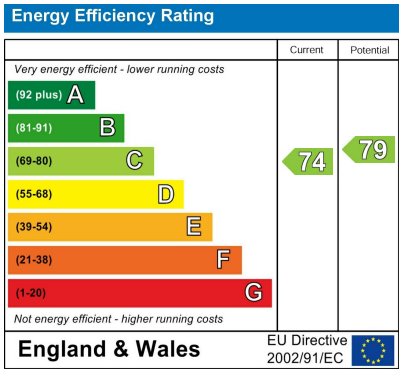
The house is located immediately on the right hand side upon entering Forge Drive, which is situated just off the Beaconsfield Road, close to the Farnham Common High Street.

Viewings

Viewings by arrangement only. Call 01753852226 to make an appointment.

Council Tax Band

Band E



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