



Maplewood, Farnham Common

Set discreetly back from the road in an exclusive, commuter-friendly setting, *Maplewood* is a beautifully upgraded five-bedroom family home combining refined design with advanced ecotechnology. Radiating calm and quality, it offers over 3,000 square feet of versatile, modern living space moments from Burnham Beeches and the amenities of Farnham Common High Street.

Remote-controlled 2 metres wrought iron gates open to a broad, block-paved driveway with parking for up to six cars, framed by mature planting and discreet sensor solar lighting. The substantial double garage features remote entry, integrated alarm and generous internal storage.

Behind high-spec fencing, double-height lattice screening, and secure dual side gates, Maplewood enjoys exceptional privacy, security and peace of mind.

A warm welcome

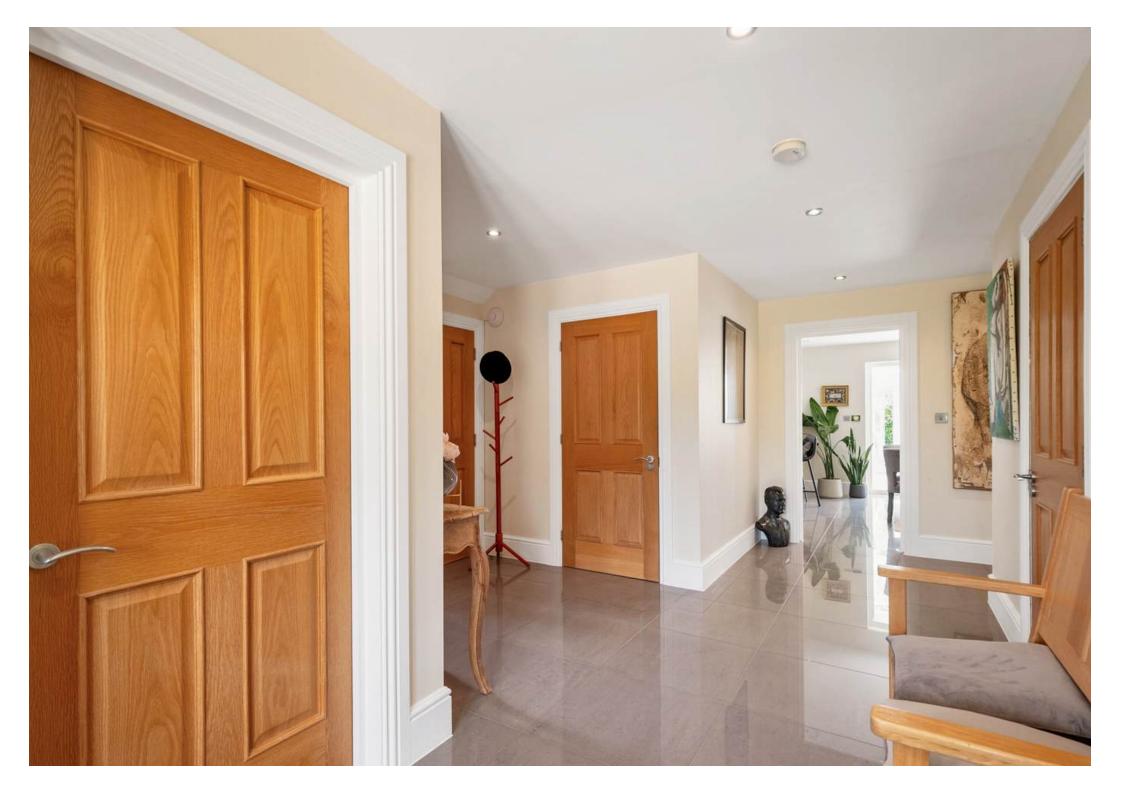
Step inside to a broad, bright entrance hallway where large polished porcelain tiles reflect the natural light, leading seamlessly through to the heart of the home.

To the left, a dedicated office provides a calm and private space for focused work or study , beautifully finished with bespoke oak cabinetry and tranquil views. Fully air conditioned and lockable, it's ideal for both productive remote working, kids study or moments of quiet retreat.

Just beyond the hallway, a stylish guest cloakroom features elegant Villeroy & Boch fittings for a refined, comfortable welcome.













Relax and unwind

Set just off the hallway, the sitting room is filled with natural light from a wall of windows and elegant French doors, which open onto the landscaped garden. Subtle, neutral tones create a sophisticated backdrop for entertaining or simply unwinding in peaceful surroundings.

A remote-controlled gas fire adds instant warmth and atmosphere, while mood lighting, smart wiring and reverse cycle air conditioning provide effortless year-round comfort. In the summer months, the seamless flow to the garden invites easy alfresco living.

The hub of the home

Bright, beautifully appointed and highly practical, the kitchen and dining space at Maplewood is designed for modern family living and effortless entertaining alike. Whether you're helping with homework at the breakfast bar, enjoying a relaxed weekend brunch, or sharing drinks with friends from the wine fridge, this open-plan layout flows with ease.

Refined grey Ashford cabinetry offers superb storage, paired with a comprehensive range of premium appliances, including integrated refrigeration, multiple Siemens cooking appliances including a built-in coffee machine.

Just off the kitchen, a spacious and well-equipped utility room keeps household tasks neatly contained, featuring a whole-house water softener, built-in storage, and direct side access to the garden for everyday convenience.









A room for all seasons

Designed for year-round enjoyment, the conservatory at Maplewood is a sunny sanctuary whatever the season. Underfloor heating delivers gentle winter warmth, while reverse-cycle air conditioning ensures cool comfort through summer's hottest days. Mood lighting, remote-controlled blinds and a ceiling fan provide effortless climate control, adapting the space beautifully from morning coffees to evening cocktails.

When blinds are open the entire ceiling is a central skylight floods the room with natural light, while double doors on two sides create a seamless connection to the garden - perfect for alfresco dining, relaxing in the hot tub, or entertaining outdoors.

There is also direct internal access to the double garage, making daily routines easy and secure.

From the hallway, a wide staircase rises to the first-floor landing. To the left, you'll find a generous guest bedroom with bespoke Sharps-fitted oak wardrobes, drawers, and a dressing table, enjoying peaceful views over the rear garden.





Soak and sleep

The first guest bedroom benefits from its own en suite shower room, elegantly finished with contemporary tiling and high-quality Villeroy & Boch sanitaryware, including a wall-mounted basin and WC.

Another generous guest bedroom is positioned to the front of the home, with a broad bay window framing leafy views. Soft, neutral carpets underfoot and calm décor create a restful retreat for guests.

Serving these bedrooms, the family bathroom is stylishly part-tiled and features a Villeroy & Boch bath with overhead shower, complemented by a practical vanity unit providing ample storage.

A further bay-fronted room is currently used as a study but would equally suit use as a home gym or hobby room, offering flexibility for changing needs.

The principal 'master' suite is a true sanctuary, generously proportioned and beautifully appointed with bespoke oak Sharps wardrobes and matching bedside tables. Its private en suite includes a deep bath and separate shower for a luxurious start and end to each day.

Upstairs again, the second floor provides a flexible fifth bedroom, pre-wired for a cinema or media room, brightened by Velux windows that bring in abundant natural light and fresh air.









Engineered for elegance

At Maplewood, luxury is built into every element, seamlessly woven through its construction and technology. From solar-powered energy systems to sensor-lit driveways, every detail is designed for effortless, efficient living.

Twenty solar panels feed a powerful 12.2kW system, supported by five smart batteries and a Myenergi solar-powered hot water setup, all easily managed through intuitive apps. A fast EV charger, Wi-Fi-enabled underfloor heating, and full-home air conditioning make day-to-day comfort exceptionally easy.







Security is equally impressive. Behind remote-controlled wrought-iron gates, extensive reinforced fencing and dual side gates ensure a high degree of privacy, complemented by a Ring video doorbell and motion-triggered lighting for added reassurance, even when you're away.

Smart lighting, blinds, and Wi-Fi repeaters are designed to respond at the touch of a button, anticipating your needs rather than merely reacting. Intelligent, future-proofed living - delivered with quiet elegance.



Hidden odsis

Twin sets of doors lead from the conservatory to a beautifully landscaped garden, designed for both relaxation and entertaining. A spacious tiled terrace offers the perfect spot for alfresco lunches or evening drinks, softly illuminated after dark with subtle sensor lighting.

Mature trees and layered planting create a sense of privacy and year-round colour, while a lush lawn invites outdoor play and encourages local wildlife to thrive.

A separate patio area is home to a six-person hot tub - a wonderful place to gather with friends or simply unwind in comfort after a long day.





Out and about

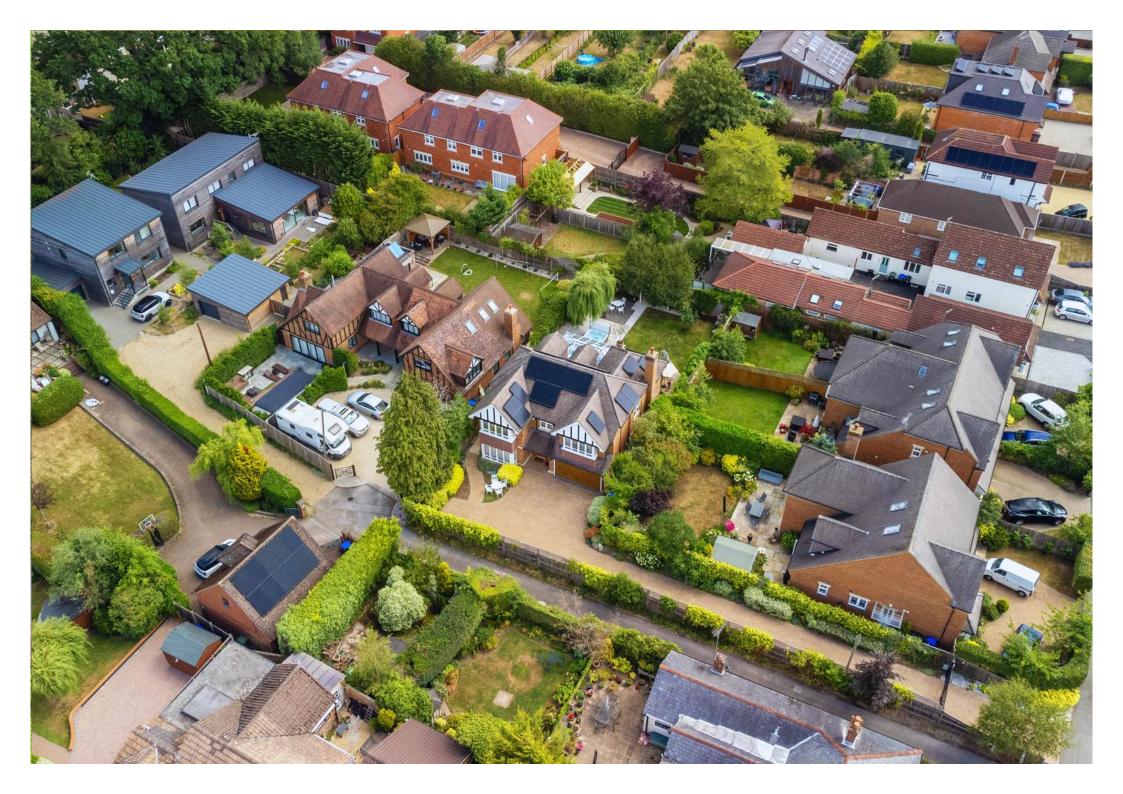
Perfectly positioned for both everyday ease and weekend adventure, Maplewood sits moments from Farnham Common High Street and the wild beauty of Burnham Beeches - a haven for walkers, runners and dog owners alike.

Enjoy brunch at La Cantina, or the gastropub lunch at The Foresters, or fine dining at The Crown Inn, all within a few minutes' stroll. A little further afield, Beaconsfield's old town and Maidenhead's riverside or beautiful Marlow offer an array of restaurants, bars and cafés to suit every taste.

Families are exceptionally well catered for, with Farnham Common Infant and Junior Schools nearby, along with a wide selection of prestigious independent options such as Caldicott, Dair House, Gayhurst and St Mary's. Grammar choices include Burnham Grammar and Beaconsfield High.

For day-to-day essentials, two local supermarkets in 5 minutes walk and Waitrose a 13 minute drive and local high street shops are close at hand, while fast rail connections from four nearby stations - all within around a 15-minute drive - make commuting to London straightforward.

Heathrow Airport is under 15 - 20 minutes away, with Marlow and Windsor also comfortably close for weekend escapes or waterside dinners. Whether staying local or travelling further afield, Maplewood provides a wonderfully connected base to match any lifestyle.



Where to go when you / Need



Milk: Sainsbury's Local on Farnham Common high street is withir easy walking distance.



Sport/Fitness: David Lloyd is 14 minutes drive away and offers a full range of facilities, including swimming pool, spa and kids' activities.



Weekly Shop: Waitrose Beaconsfield is just a 13 minute drive away.



Schools: Farnham Common Infant and Junior Schools nearby along with a wide selection of prestigious independent options such as Caldicott, Dair House, Gayhurst and St Mary's. Gramma choices include Burnham Grammar and Beaconsfield High.



Dinner / Drinks: Enjoy brunch at La Cantina, or the gastropub lunch at The Foresters, or fine dining at The Crown Inn, all within a few minutes' stroll. A little further afield, Beaconsfield's old town and Maidenhead's riverside or Beautiful Marlow offer an array of restaurants, bars and cafés to suit every taste.



Train Stations: Burnham station with direct routes to Paddingtor via the Elizabeth Line is 4 miles away, offering access to London in under 30 minutes



Golf: A 11 minute drive is Burnham Beeches Golf Club. Founded in 1891, the golf club is situated in beautiful surroundings on the edge of the historic Burnham Beeches woodland.

The Finer details

Square Footage 3108 sq ft / 288.7 sq metres

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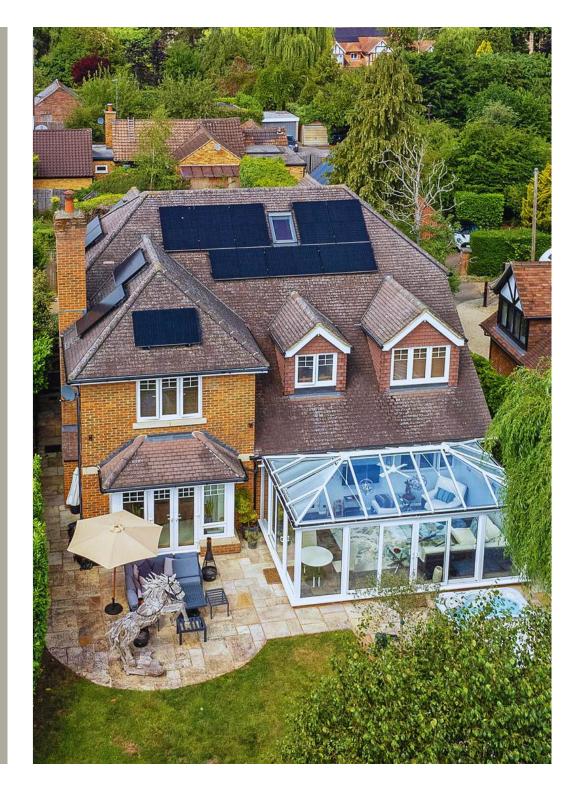
Council Tax Band Band G

Heating Gas

3 miles to M40 J2 5 miles to M4 J7

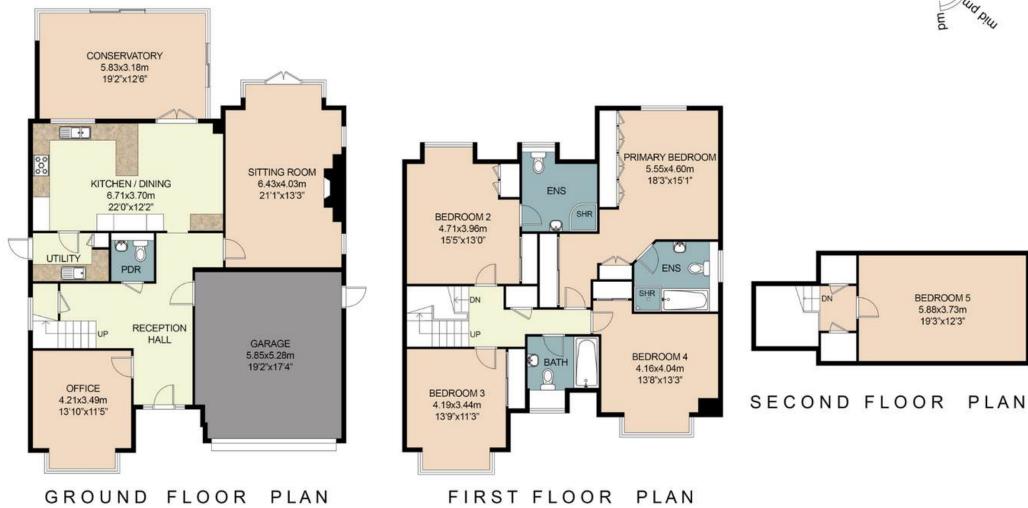
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Local Authority South Buckinghamshire District Counci









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All enquiries must be directed to the agent, vendor or party representing this floor plan.

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Approximate Floor Area: 258.70 sq.m /2785 Sq. ft (Excluding Void)

Garage: 30.0 Sq.m / 323 Sq.ft
Total: 288.7 Sq.m / 3108 Sq.ft



To view the video



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