



Rare plot of about 1.4 acres with potential

Folly Meadow, Hammersley Lane, Penn, Buckinghamshire, HP10 8HF

Freehold





Reception/dining hall • 2 reception rooms • kitchen • 5 bedrooms and 2 bath/shower rooms • self contained attached annexe • gardens and paddock with stabling • driveway and detached garage • about 1.4 acres in all

Local information

Folly Meadow is ideally located in an elevated position on the edge of the popular village of Penn. Although conveniently located for the countryside of The Chilterns, the property is also well placed for commuting to central London. Communication links in the area are excellent. The M40 gives access to London, Oxford, Birmingham, Heathrow and the M25. There are regular Chiltern line train services to London Marylebone from both Beaconsfield and High Wycombe.

The area offers excellent walks and bridle paths and there are a wealth of sporting and recreational amenities available in the local area with rowing clubs in Henley and Marlow. Penn has its own playing fields and hard tennis courts while the local towns have popular rugby and football clubs.

Buckinghamshire is renowned for its choice and standard of schooling. Local village schools include Tylers Green First and Middle schools. The county is one of the last to maintain the traditional grammar school system, including, Royal Grammar School and John Hampden (High Wycombe) for boys and Wycombe High School and Beaconsfield High School for girls. Local independent preparatory schools include High March, Pipers Corner, Godstowe for girls and Caldicott, The Beacon, Davenies for boys, to name a few.

History

Reputedly the former home of the famous suffragette Princess Sophia - Daughter of the last Sikh King - Maharaja Duleep Singh and the Goddaughter of Queen Victoria. Her time at Folly Meadow, (known then as Rathenrae) is well documented and photographed in many articles, books and publications across the world including several documentaries about her life.

About this property

Folly Meadow is believed to originally date back to about 1920 and sits in a wonderful plot of about 1.4 acres which includes landscaped gardens, a heated outdoor swimming pool and a paddock with stabling. The house benefits from an attached one bedroom annexe which could easily be incorporated to enhance the main residence, but is also ideal as guest accommodation. The site could also offer a superb opportunity for redevelopment subject to the necessary planning consents.

On the ground floor an impressive reception/dining hall, with a fireplace and plenty of room for a sitting area or dining table, gives access to the main reception rooms and bedrooms. The sitting room is of wonderful proportions, with a dual aspect overlooking the gardens, and a decorative fireplace with a wood surround and marble hearth. French doors open on to the outside terrace and swimming



pool area. A family/breakfast room, with a fireplace and wood burner, opens into the kitchen, which is well equipped with a good range of units, and complemented by Welsh granite worktops. Integrated appliances include an electric hob, extractor, oven, dishwasher, and with space for a fridge/freezer. A utility/boot room leads into the garden. Just off the kitchen, a useful inner hallway has an excellent range of built-in storage cupboards.

The principal bedroom lies to the front of the property with a dual aspect and lovely garden views. There are built-in wardrobes and a vanity unit, together with a walk-in wardrobe/dressing room. The en suite is well appointed with a free standing bath. There are three remaining bedrooms on the ground floor, one with wardrobes and a vanity unit, and one which is currently used as a study. A family shower room services these bedrooms. Stairs from the reception hall lead up to a further bedroom, with far reaching views over the surrounding area, and benefits from an en suite cloakroom. Adjacent is access to a large attic storage space.

Annexe

Attached to the property is a self-contained annexe, with its own entrance and outside patio area. The annexe enjoys a sitting room overlooking the front garden, a well equipped kitchen with a breakfast bar, bathroom and a bedroom with views and door access to the rear garden.

Outside

Folly Meadow is approached through gates onto a large paved driveway with a turning circle, providing ample parking.

There is an additional entrance via a five bar gate into the paddock. A detached garage incorporating a separate workshop, gives further parking and storage. The grounds are a delight and a real feature of the property. A generous expanse of lawn lies to the front, with beautifully planted beds and borders, with high hedging providing privacy. The paddock, enclosed with post and rail fencing, wraps around the house to the side and rear, together with a two bay stable at the top end with running water and electricity. To the side, steps lead to the front door and round to a terrace area and outdoor heated swimming pool. The terrace enjoys a well stocked shrub border to the side and a feature well. There is also a garden playhouse/covered area, ideal for year round outside dining. The garden also benefits from a detached storage shed/workshop and a gardeners WC. About 1.4 acres in all.

Services

All mains services connected. Please note that none of the services have been tested.

EPC = D

Tenure

Freehold

Local Authority

Wycombe District Council

Viewing

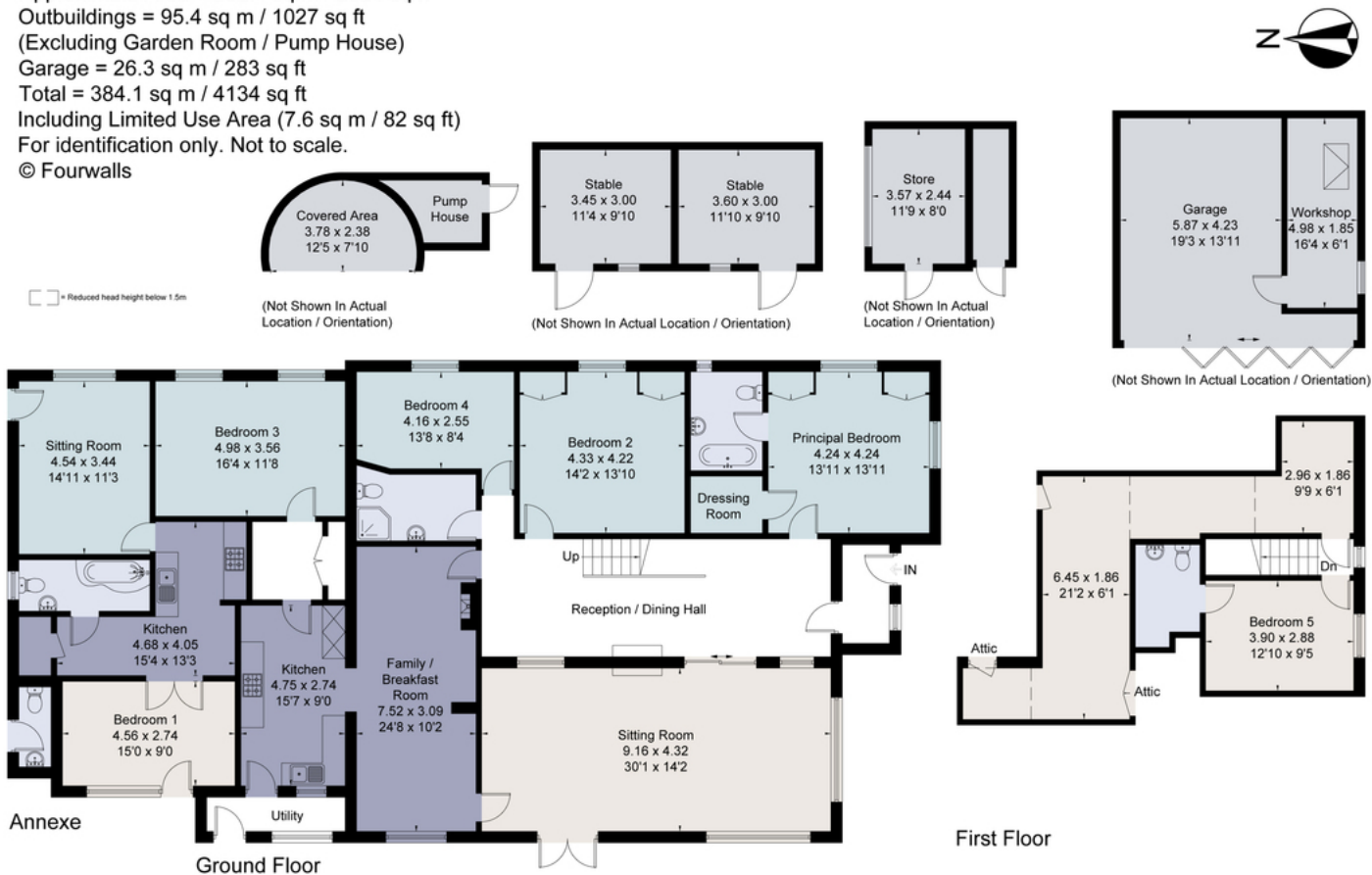
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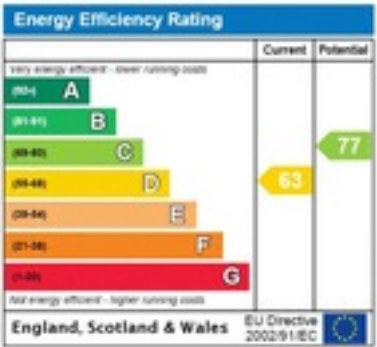


Approximate Area = 262.4 sq m / 2824 sq ft
Outbuildings = 95.4 sq m / 1027 sq ft
(Excluding Garden Room / Pump House)
Garage = 26.3 sq m / 283 sq ft
Total = 384.1 sq m / 4134 sq ft
Including Limited Use Area (7.6 sq m / 82 sq ft)
For identification only. Not to scale.

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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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