



Charming brick and flint village house

Orchard Cottage, Beacon Hill, Penn, Buckinghamshire HP10 8NH

Freehold



Entrance hall • 4 reception rooms • kitchen/breakfast room • study • 4 bedrooms (1 en suite) • 2 family bathrooms • gated driveway, parking area, double garage and car port • secluded rear garden

Local information

Beaconsfield town centre and train station 3 miles (Chiltern Line to London Marylebone fastest trains from 23 minutes), High Wycombe town and train station 4.4 miles (Marylebone fastest trains from 30 minutes), M40 (J2) 4 miles, Heathrow 19 miles, London (Baker Street) 29 miles.

Beacon Hill is regarded as the best location in the sought after village of Penn. Penn is an attractive village, with its green with duck pond, as well as a convenience store and an independent delicatessen for day to day needs. There are four pubs; Old Queens Head (gastro pub), The Crown (pub and restaurant), The Red Lion (country village pub overlooking the green and duck pond), The Horse and Jockey (village pub) and First and Middle schools.

Conveniently located for the countryside of The Chilterns, the property is well placed for commuting to central London from Beaconsfield and High Wycombe train stations, both a few miles distant. Road connections are also good with the A404, which links with junction 4 of the M40 and the M4 (Junction 8/9).

Buckinghamshire is renowned for its choice and standard of schooling. The county is one of the last to maintain the traditional grammar school system. Independent schools in the area include Wycombe Abbey, Caldicott, The Beacon, Godstowe and Davenies.

All times and distances are approximate and correct at the time of writing.

About this property

Orchard Cottage is an attractive family home of character with spacious and versatile living accommodation over two floors with potential to improve and extend subject to the usual planning consents. The cottage offers four reception rooms, conservatory and a generous kitchen/breakfast room on the ground floor and it also offers four double bedrooms and three bath or shower rooms split between the ground and first floors. Situated in a secluded traffic free location there is a double garage with adjacent car port and a secluded rear garden.

The reception hall with stairs rising to the first floor has a cloakroom adjacent and leads to the main reception rooms. These comprise a good sized sitting room with feature brick fireplace, box bay window to the front and French doors to the rear garden. A family room has another box bay window and is situated to the front of the house. The dining room has double doors leading to the conservatory which offers access and views to the mature, secluded rear garden. The useful study has a further box bay window to the front. The kitchen/breakfast room is fitted in a range of units with granite work surfaces and a breakfast bar. Fitted appliances include a double oven, gas hob with extractor over, and a dishwasher. There is plenty of





room for a sitting or dining area. The utility room has fitted units and a sink as well as appliance spaces, a stable door leads to an external side passageway which in turn gives us access to the double garage. The ground floor also has two bedrooms which are served by a family bathroom.

On the first floor the principal bedroom has a range of built-in wardrobes with views over the rear garden, it also has the benefit of an en suite shower room with corner shower cubicle and a door giving access to an eaves storage area. On this floor is a further double bedroom with more garden views. A bathroom with a white suite serves this bedroom.

Outside

Orchard Cottage is approached off a quiet village lane through a five bar vehicular gate, onto a gravel driveway with parking for 4/5 cars and a double garage with electrically operated door and a carport adjacent. There is gated access to both sides of the house. The rear garden has a terrace area leading on to a good sized area of lawn surrounded by a host of mature shrubs and trees including roses, Magnolia, Bamboo and Laurel. To the rear of the garden is a small further terrace area. The garden is predominantly east facing and offers a high degree of seclusion.

Services

Mains water, drainage, electricity and gas.

Agents Note:

Photographs taken in September 2018.

Tenure

Freehold

EPC rating = D

Viewing

Strictly by appointment with Savills

Approximate Floor Area = 224.02 sq m / 2411 sq ft
 Garage = 29.27 sq m / 315 sq ft
 Total = 253.29 sq m / 2726 sq ft



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Energy Efficiency Rating		Current	Potential
100-91: A			
90-81: B			
80-65: C			73
64-48: D		61	
47-35: E			
35-23: F			
22-10: G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

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