SPACIOUS HOUSE OF IMMENSE CHARACTER

Groves Barn, Church Road, Penn, Buckinghamshire HP10 8NX

Freehold
Reception hall • 2 reception rooms • kitchen/breakfast room • study • 5 bedrooms • 2 bathrooms • garage • garden room and lawned rear garden

Local information
Beaconsfield Train Station 2.8 miles (for Marylebone fast trains from 23 minutes); High Wycombe Train Station 4.4 miles (for Marylebone fast trains 30 minutes); M40 (J3 for London) 3 miles; Heathrow Airport 18 miles; Central London (Baker Street) 28 miles.

Situated high on Penn Ridge in the heart of this attractive village, near to the green with its duck pond, as well as a convenience store and an independent delicatessen for day to day needs. There are four pubs; Crown Inn (16th century pub restaurant), Old Queens Head (gastro pub), 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 (leading to the M25 and M4) and the M4 (junction 8/9) for the West.

There are a wealth of sporting and recreational amenities available in the local area including golf at Beaconsfield, Temple and The Buckinghamshire Golf Clubs. Stoke Park Golf and Country Club has outstanding leisure and recreational facilities and is about 10 miles distant and Bisham Abbey, one of Sport England’s National Sports Centres, is about 8 miles away. Henley and Marlow offer rowing clubs and the local towns have popular rugby, football and tennis clubs.

About this property
Groves Barn is an intriguing property offering large rooms, high ceilings and immense character with exposed beams and roof trusses. The property was originally a barn forming part of Stonehouse Farm, it is believed to have been converted in the 1950s and has been further enlarged and improved over the subsequent period. Wonderful distant views towards Windsor and Ascot can be enjoyed to the rear from the first floor.

The impressive reception hall with part panelled walls has a cloakroom adjacent and an elegant staircase rising to the first floor. An arched picture window gives views through to the garden and two circular windows into the large kitchen/breakfast room. This room is again impressive in size, it is vaulted with exposed roof trusses, it is double aspect with roof lights also. There is a large area for a dining table and the kitchen is fitted in an array of wood fronted units with granite work surfaces over. Appliances include a ‘Britannia’ range, dishwasher and fridge. There is a double butler style sink, plate and wine racks and a central island unit. A door leads to the utility room which gives access to an inner lobby with door to
the garage. A secondary staircase leads up to a studio/fifth bedroom with door to a minstrels gallery which overlooks the kitchen/breakfast room.

Towards the rear of the house are the reception rooms with a good sized dining room with built in book shelving and cupboards. The study has an extensive range of fitted cupboards and bookshelves with a desk area and views over the garden. The drawing room is a magnificent room with parquet floors (flowing in from the reception hall) and a large feature brick, open fireplace with a log burner. French doors lead to the terrace, windows offer views over the garden including a large walk in bay to the rear.

On the first floor the landing has exposed ceiling trusses, all four bedrooms are double in size with the master bedroom being a large L shaped room with an array of fitted wardrobes and wonderful distant views. The en suite bath/shower room has a claw foot freestanding bath and a separate shower cubicle. The remaining three bedrooms all have built in wardrobes with two having hand basins set in vanity units. A family bath/shower room serve these bedrooms.

Outside
The house is approached over a shared driveway with private parking for 2/3 cars up to a large single garage with electric roller door. There is side access to the rear garden. The garden is mainly walled and laid to lawn with railway sleeper edged flower and shrub borders with espalier trained fruit trees. Terrace areas lie to the side and rear of the house with a particularly fine Wisteria adorning the side elevation. A garden room has French doors onto the garden and could be used as a home office or gym. To the rear of the garden is a courtyard area with a large garden store.

Services
Mains water, electricity and gas. Private drainage.

Tenure
Freehold

Local Authority
Chiltern District Council

EPC rating = D

Viewing
Strictly by appointment with Savills
Groves Barn, Church Road, Penn, Buckinghamshire HP10 8NX

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Gross Internal Area (approx) = 352 sq m / 3789 sq ft (Excluding Void)
Garage = 21.6 sq m / 233 sq ft
Garden Room = 15.5 sq m / 167 sq ft
Total = 389.1 sq m / 4198 sq ft
For identification only. Not to scale.
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First Floor

Ground Floor

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