



Wonderful Grade II listed village house

Cobblers, Church Road, Penn, Buckinghamshire, HP10 8NX

Freehold



3 reception rooms • kitchen • 3 bedrooms (1 en suite) • family shower room • outbuilding with home office and utility room • front and rear gardens • garage and car port

Local information

Beaconsfield 2.7 miles (for Marylebone fast trains from 23 minutes); High Wycombe 4 miles (for Marylebone fast trains 30 minutes); M40 (J3 for London) 3.6 miles; Heathrow (J5) 17 miles; central London (Baker Street) 26 miles.

Cobblers occupies a beautiful setting 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 9 miles away. Henley and Marlow offer rowing clubs and the local towns have popular rugby, football and tennis clubs.

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 Eton College, Wycombe Abbey, Caldicott, The Beacon, Godstowe and Davenies.

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

About this property

Cobblers is a delightful, Grade II listed house, located in the heart of the village on the corner of sought after Beacon Hill. Built in about 1780 this brick and flint detached property is set back from the road and is full of charm and character with period details including sash windows and a wood trellis porch to the front door.

On the ground floor the sitting room enjoys wonderful garden views to the front. An attractive Adam style fireplace with a gas fire, flanked by built in shelving, provides a focal point and a cosy feel. The room opens into a snug/study with an attractive bay window to the side and views again over the frontage. A hallway leads to the kitchen and stairs to the first floor. Lying off the kitchen is a reception hall with a cloakroom and side door





to the garden, currently used as the main entrance. The kitchen is bespoke fitted by Martin Moore with a good range of hand painted units complemented by granite worktops, together with a gas Aga, integrated dishwasher and an electric hob. Fitted cupboards provide useful further storage. Flowing from the kitchen is the garden room, perfect for use as a dining room, with lovely views of the rear garden and a door opening on to the terrace.

Services

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

Tenure

Freehold

Local Authority

Chiltern District Council

EPC rating = Exempt

Viewing

Strictly by appointment with Savills

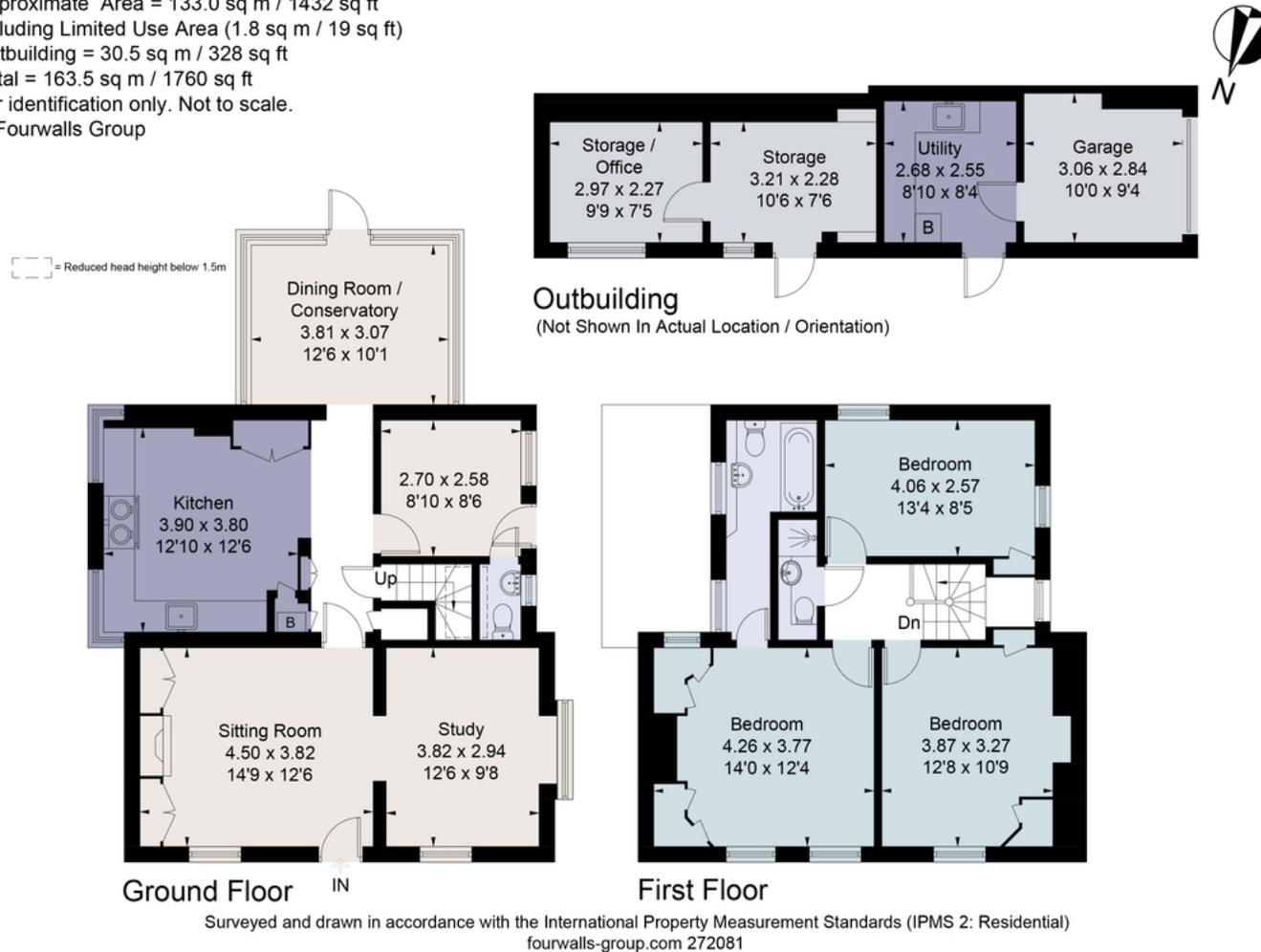
On the first floor the principal bedroom overlooks the frontage, with fitted wardrobes and an en suite bathroom. There are two further bedrooms, one to the front with a decorative fireplace, and one to the rear. Both have fitted wardrobes and are served by the family shower room.

Outside

The property sits well in its own plot enjoying an impressive frontage, predominately lawned with wide, well stocked borders and a central garden path flanked by decorative box hedging. Gates on both sides lead to the pretty rear garden which wraps around the house to the side and rear. The garden enjoys areas of lawn, planted beds and borders, a raised vegetable planter together with a walled terrace area. Steps lead up to a brick and flint outbuilding which comprises a two room home office and an adjacent utility room, with door access to the garage. A greenhouse lies in the corner of the garden and a garage and carport provide off street parking. The front and rear gardens are enclosed with trees, fencing and hedging.



Approximate Area = 133.0 sq m / 1432 sq ft
 Including Limited Use Area (1.8 sq m / 19 sq ft)
 Outbuilding = 30.5 sq m / 328 sq ft
 Total = 163.5 sq m / 1760 sq ft
 For identification only. Not to scale.
 © Fourwalls Group



Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 12022080 Job ID: 148672 User initials: JW