



Well presented townhouse in a village location

Kite Wood Road, Penn, High Wycombe, Buckinghamshire, HP10 8HH

Freehold



Reception hall • family room • sitting room/bedroom • three further bedrooms • 2 bath/shower rooms • 2 garages and off street parking • rear garden and decking area

Local information

Beaconsfield 3.5 miles (for Marylebone fast trains from 23 minutes), High Wycombe 3.5 miles (for Marylebone fast trains from 30 minutes), M40 (J3 for London) 3 miles, Heathrow 18 miles, London (Baker Street) 28 miles. All distances are approximate and correct at the time of writing.

Situated in a cul de sac location in this attractive village, with its green and duck pond, as well as a convenience store and an independent delicatessen for day to day needs. There are three pubs; Old Queens Head (gastro pub), The Red Lion (country village pub overlooking the green and duck pond) and the Horse and Jockey (village pub). The village benefits from both First and Middle schools, a sports and social club and doctors surgery.

Although 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 is a wealth of sporting and recreational amenities available in the local area including golf at Beaconsfield, Temple and The Buckinghamshire Golf Clubs. 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 with schools in High Wycombe including John Hampden and Royal Grammar School (for boys) and Wycombe High School (for girls). Independent schools in the area include Wycombe Abbey, Caldicott, The Beacon, Pipers Corner, Godstowe and Davenies.

About this property

This classically designed house, within a mews style development, is a well presented home arranged over three floors. Steps to a covered entrance opens into the reception hall with a cloakroom and stairs to the first floor. Double doors lead into a front facing family room currently used as a study/studio, with a bay window and a decorative fireplace with a gas fire. The kitchen/breakfast room is well appointed with gloss units giving plenty of storage and a breakfast bar with seating for four. French doors give lovely views of the garden and access to the outdoor decking area. Double doors from the kitchen can be opened into the family room to create an open plan space perfect for family life.

On the first floor is an elegant sitting room/bedroom with a front aspect and a bay window. A further bedroom with garden views and fitted wardrobes, is served by a family bathroom.





The principal bedroom is on the second floor and enjoys a balcony with views over the central green, fitted wardrobes and a well-appointed en suite shower room. A further bedroom lies across the landing, which is currently used as a study.

Outside

The property has an attractive frontage, overlooking a central communal green, with a shared driveway to the side of the house leading to two garages and off street parking. There is gated access to the rear garden and also door access through the garage. The rear garden, enclosed with fencing, has a lawned area with planted raised borders giving colour and interest. A rockery and ornamental pond with a water feature lies at the end of the garden and a raised decking area spans the rear of the house giving a wonderful spot to entertain and enjoy the garden.

Services

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

Tenure

Freehold

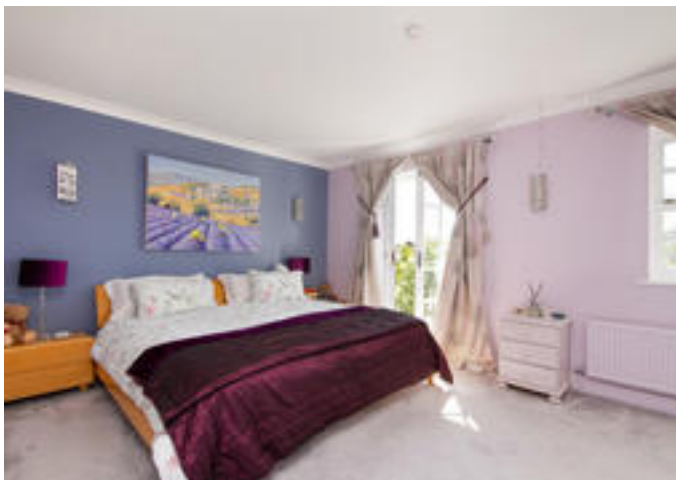
Local Authority

Wycombe District Council

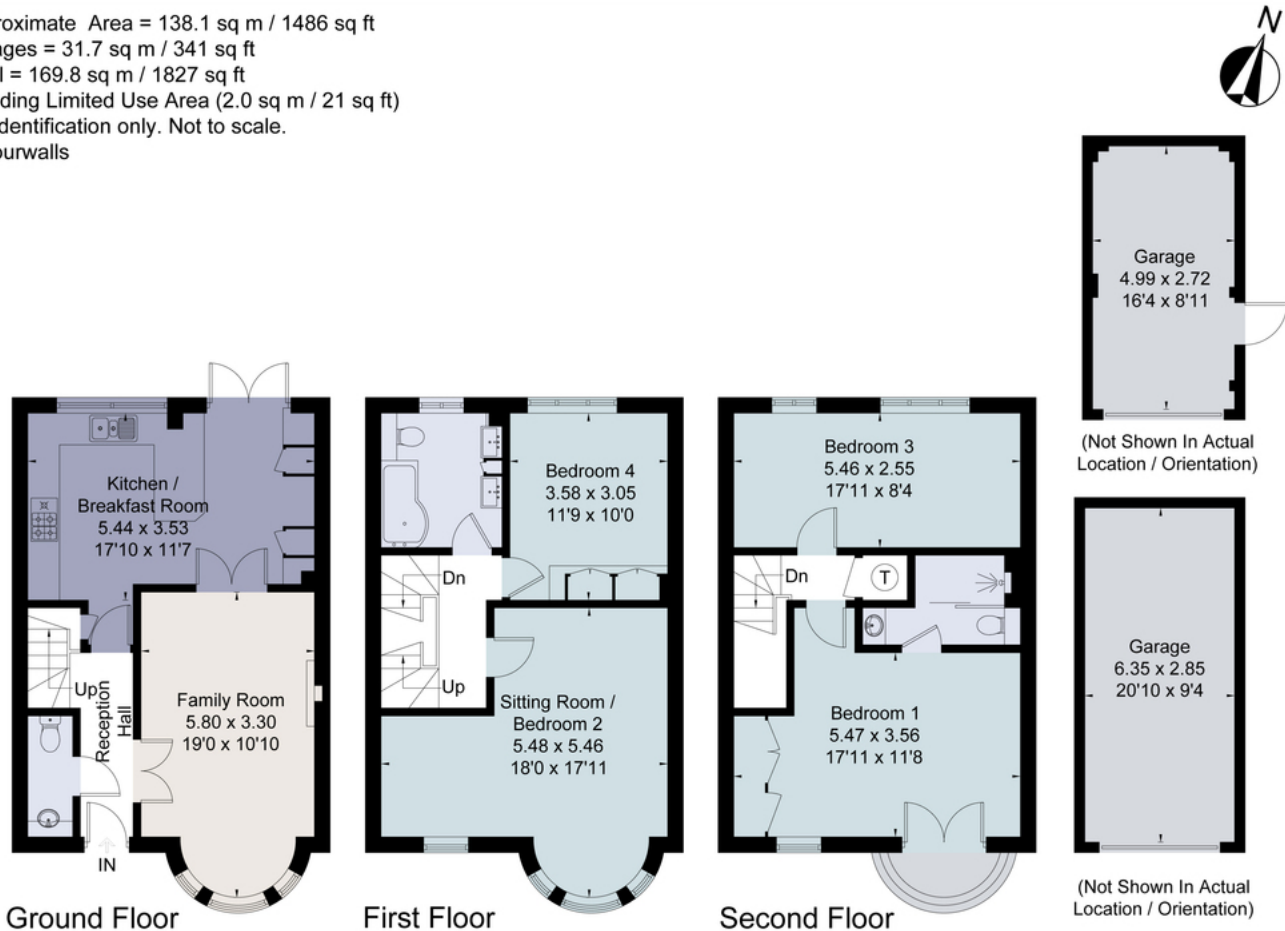
EPC rating = D

Viewing

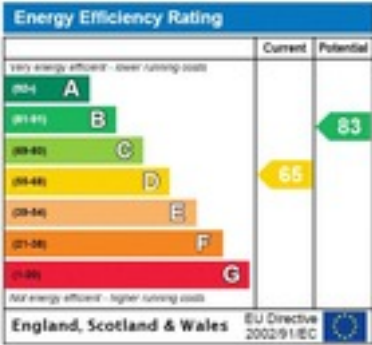
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Approximate Area = 138.1 sq m / 1486 sq ft
Garages = 31.7 sq m / 341 sq ft
Total = 169.8 sq m / 1827 sq ft
Including Limited Use Area (2.0 sq m / 21 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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