



A well-presented single storey house

St. Margarets Close, Penn, High Wycombe, Buckinghamshire HP10 8EZ

Freehold



Entrance hall • sitting room • kitchen/dining room • cloakroom and utility room • 4 bedrooms • family bath/shower room • gravel drive, single garage, front and rear gardens • 2 garden stores

Local information

Beaconsfield Train Station 3.4 miles (for Marylebone fast trains from 23 minutes); High Wycombe Train Station 3.4 miles (for Marylebone fast trains 30 minutes); M40 (J3 for London) 3 miles; Heathrow 18 miles; central London (Baker Street) 28 miles.

Situated 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 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) and First and Middle schools.

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. 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

offers 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 and independent schools in the area include Eton College, Wycombe Abbey, Caldicott, The Beacon, Godstowe and Davenies.

About this property

A good sized four bedroom single storey family home occupying a secluded position in generous gardens. The house offers potential to extend or redevelop subject to planning permission.

The house is entered via an entrance hall with wood floor and useful storage cupboards. This opens into the reception hall with further wood floors, airing/storage cupboard and cloakroom. The sitting room is well proportioned with an open fireplace with stone surround, the room is double aspect to the front and side with French doors leading out to the side garden. Glazed folding doors lead to the kitchen/dining room. The kitchen/dining room is fitted in a range of units with a breakfast bar and built-in appliances including a Bosch oven and AEG induction hob. There is a large dining area with plenty of space for a table and chairs, French doors lead out to the side garden and a further door leads to the well-equipped utility room with access to the rear garden. The





bedroom accommodation is to one side of the house with three of the bedrooms having built-in wardrobes. The fourth bedroom is accessed through bedroom one and has sliding doors out to the rear garden and could also be used as a home office. A family bath/shower room completes the accommodation.

Outside

The house is approached over a gravel drive offering a good sized parking area with a large area of lawn to the side, leading to a single garage. There is gated access to the rear garden which has a terrace area adjacent to the house which gives way to a large area of lawn with shrub borders and a children's play area with Wendy House and garden store. There is a further garden area to the side of the house with a further garden store. The boundaries are fenced and the house sits fairly centrally in the plot giving scope to extend.

Services

All mains services connected.
Warm air heating.

Tenure

Freehold

Local Authority

Wycombe District Council

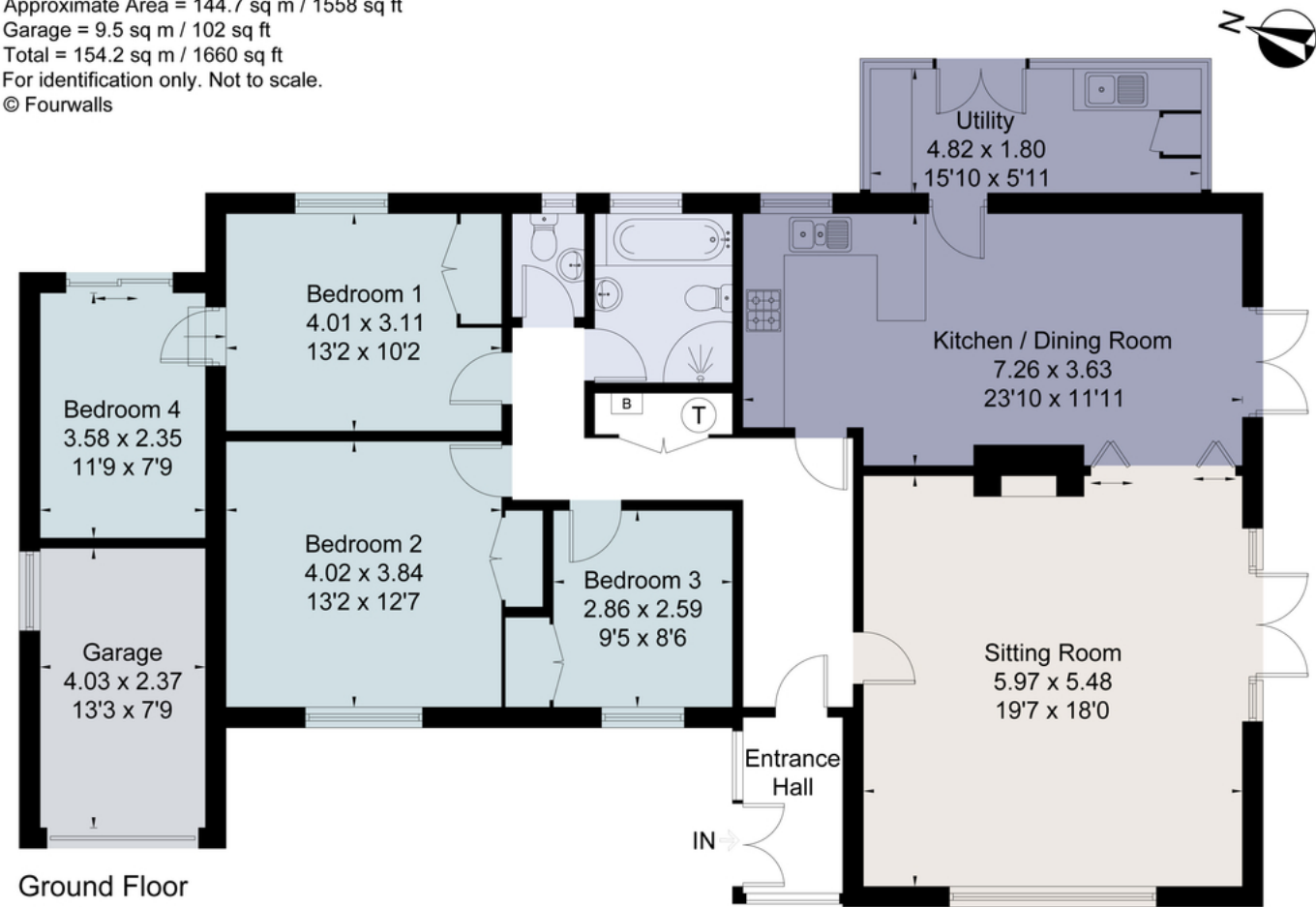
EPC rating = D

Viewing

Strictly by appointment with
Savills

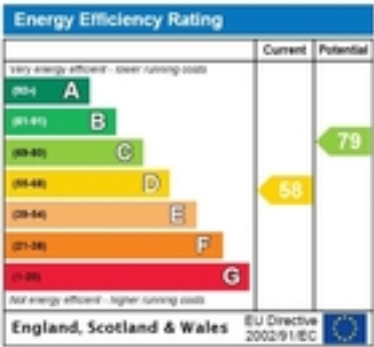


Approximate Area = 144.7 sq m / 1558 sq ft
Garage = 9.5 sq m / 102 sq ft
Total = 154.2 sq m / 1660 sq ft
For identification only. Not to scale.
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Ground Floor

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