



A superb family house presented to a high standard

Abacus, Manor Road, Penn, High Wycombe, Buckinghamshire HP10 8HY

Freehold









5 reception rooms • kitchen/breakfast room • 5 bedrooms (1 en suite) • driveway parking & detached double garage • side & rear garden • outdoor heated swimming pool & pool house • green house & gazebo

#### Local information

Beaconsfield train station 4.1 miles (for Marylebone fast trains from 23 minutes); High Wycombe train station 3.7 miles (for Marylebone fast trains 30 minutes); M40 (J3 for London) 3.5 miles; Heathrow 18 miles; central London (Baker Street) 28 miles.

The property is situated in a small close of just three properties off of a prestigious private road on the edge of 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 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. A sports and social club with all-weather tennis courts and playing fields is also in the village as well as a doctors surgery and two churches.

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

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

#### About this property

A spacious and beautifully presented family home set in a small cul de sac on this sought after private road. The house offers four excellent sized reception rooms as well as a study and superb kitchen/breakfast room with an Aga. The five bedrooms are generous in size and the principal bedroom has a luxury en suite bath/shower room. The house occupies a secluded position with mature garden with a terrace and pool area ideal for entertaining.





A covered entrance porch leads into the reception hall with tiled floors which flow into the kitchen/breakfast area into the conservatory beyond. The cloakroom is fitted in a modern suite and there are cloaks and under stairs cupboards. The kitchen/breakfast room is fitted in a range of lovely country style units with granite work surfaces and a large central island unit which is also a breakfast bar seating four. Integrated appliances include a gas fired Aga in an attractive alcove and a two drawer Fisher Paykel dishwasher. A roof lantern floods the room with light and there are views over the pool area. The family room is accessed from the kitchen and is a large room with oak floors, a corner free standing log burner, bay window to the front and French doors to the pool terrace. A utility room with appliance spaces, storage and door to the front of the property also lies off the kitchen. The sitting room also has oak floors, three sash windows to the front, decorative panel effect to the walls and a feature fireplace with a stone surround. Double doors lead to the dining room with further double doors into the magnificent conservatory with its bi-fold doors and French doors to the rear garden. A study lies to the rear of the house with views over the rear garden.

On the first floor, the large principal bedroom has two sash windows to the front and a high quality en suite bath/shower room with a large shower cubicle, and twin hand basins set in a wide vanity unit with lit mirror above. A further large double bedroom lies to the front of the house with built-in triple wardrobes. Three of the

bedrooms overlook the rear garden, one with a fitted wardrobe and one with a fitted double wardrobe, dressing table and a range of cupboards and drawers. A shower room with a large shower cubicle and hand basin set in a vanity unit completes the first floor accommodation.

#### Outside

The property is approached over a generous sized driveway with parking for several cars. There is a double detached garage with remote controlled up and over door. Gated access to the rear garden is to both sides of the house. The garden to the side of the house is gravelled with raised growing beds, a greenhouse and a gazebo. A further gateway leads to the rear garden which is mainly laid to lawn with mature shrubs and trees. The garden is secluded and of a good size for a family. A terrace lies to the rear of the house leading to the excellent sized outdoor heated pool with a pool and pump house and further entertaining terrace. This area is fenced and gated with diamond trellis fencing.

**Agents Note:** Planning Permission (Ref: 06/06302/FUL) has been granted for the construction of a two storey and single storey side extensions, single storey rear extension and rear conservatory. Full permission has been granted and the rear extension and conservatory have been built. The full details are on the Bucks. Council web site which also confirms that the works have started.

EPC rating = D

#### Tenure

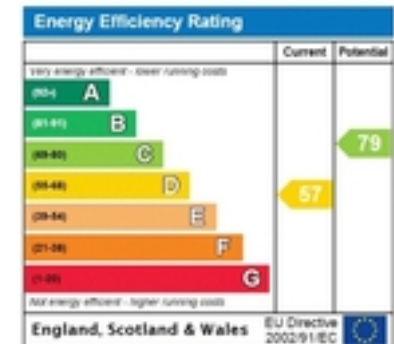
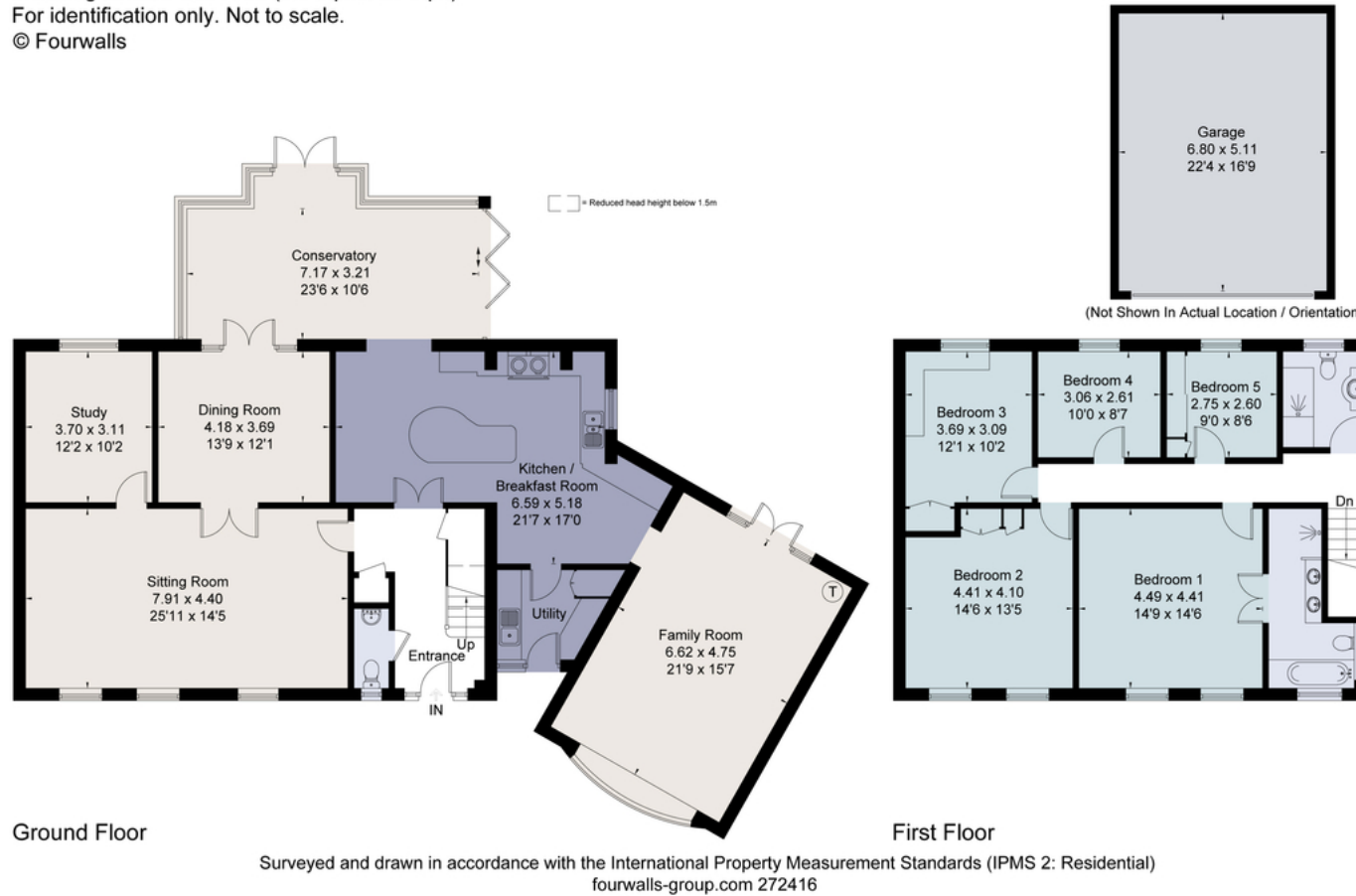
Freehold







Approximate Area = 275.9 sq m / 2970 sq ft  
 Garage = 34.7 sq m / 373 sq ft  
 Total = 310.6 sq m / 3343 sq ft  
 Including Limited Use Area (5.6 sq m / 60 sq ft)  
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