



## Delightful cottage in an idyllic location on the Common

Hope Cottage, The Common, Penn, Buckinghamshire, HP10 8LR

Freehold

savills



Entrance porch • 2 reception rooms • study • 4 bedrooms and 2 bath/shower room • pretty landscaped garden • summerhouse and shed • fantastic tucked away location on Penn Back Common

#### Local information

Hope Cottage opens to the Penn Back Common, providing delightful walks. The village also has a delicatessen, a convenience shop, a doctors surgery, the active Tylers Green Hall and a range of three pubs. Several golf clubs are nearby. The village benefits from a nursery and the First and Middle schools. There are also numerous private schools in the vicinity.

Fast trains to London are at Beaconsfield and Amersham, while the M40 can be accessed easily.

Conveniently located for the countryside of The Chilterns, designated an Area of Outstanding Natural Beauty, the area provides some excellent walks and bridle paths including nearby Common Wood, Kings Wood and Penn Wood, all ancient woodlands.

#### About this property

Hope Cottage is a charming detached village cottage enjoying a delightful tucked away location on Penn Back Common. The deeds show that the cottage was built in 1831 by Moses Ray, a local cordwainer, who lived there for 35 years. It was built as a 'two up, two down' with a privy and has been extended over the years. The cottage is full of charm with exposed beams and character features throughout.

A conservatory style entrance porch leads into the kitchen which is extensively fitted with an excellent range of units

complemented by stone worktops. Appliances include a gas fired AGA and integrated washing machine, dishwasher, water softener and fridge freezer. The charming sitting room overlooks the garden and features an inglenook fireplace with a wood burning stove. A door leads to the parlour room at the front, which would be ideal for use as a study. The garden room enjoys lovely garden views with door access on to the outside terrace. A lobby area, just off the kitchen, leads to a shower room and stairs to the first floor.

On the first floor the principal bedroom is a pretty room, heavily beamed and characterful. The three remaining bedrooms are all charming, one with a wash basin. The bedrooms are served by a family bathroom, and the downstairs shower room.

#### Outside

A particular feature of the property is the delightful cottage gardens lying to the side and front of the house. An enclosed brick courtyard area to the front of the entrance porch gives a charming seating area, with a path leading around the rear of the house to the main garden. The gardens are mainly laid to lawn interspersed with well stocked flower beds. Mature trees and hedging offer a high degree of seclusion and privacy. Of particular note is a lovely silver birch tree together with a crab apple, white beam and two small apple trees. Adjoining the side of the house, and with







access from the garden room, is a brick patio affording ample space for outside entertaining. A summer house to the front catches the evening sun, ideal for a sundowner. A good sized driveway provides parking for four cars. To the front is a detached brick constructed outbuilding; this could easily be adapted to an office or utility room.

**Tenure**

Freehold

**Local Authority**

Buckinghamshire Council

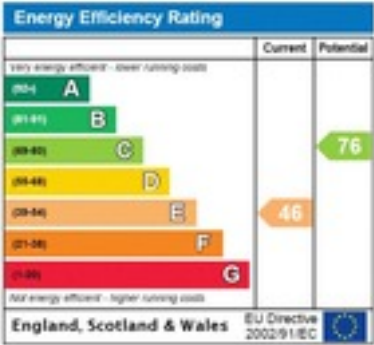
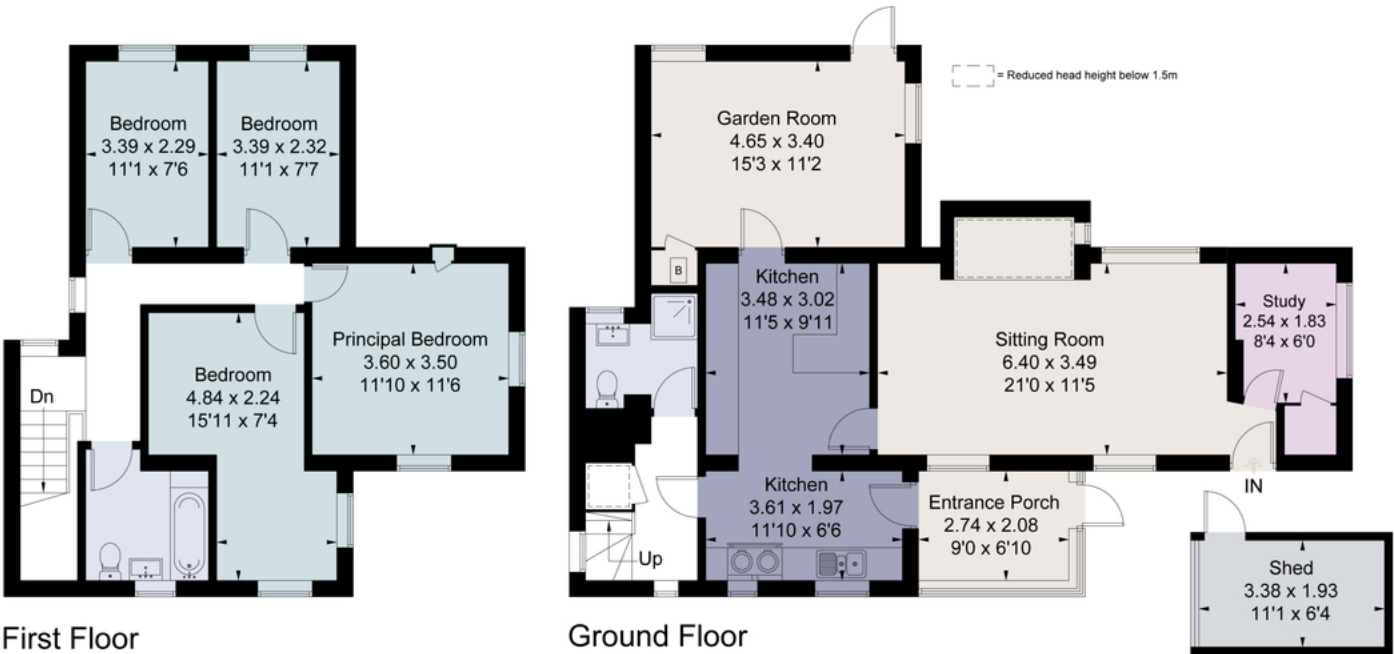
EPC rating = E

**Viewing**

Strictly by appointment with Savills



Approximate Area = 149.0 sq m / 1604 sq ft (Excluding Shed)  
Including Limited Use Area (5.3 sq m / 57 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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