



Four bedroom home with garden and garage

The Greenway, Penn, High Wycombe, Buckinghamshire, HP10 8BX

Freehold



Reception hall • open plan kitchen/dining/family room • sitting room • 4 bedrooms • 2 bath/shower rooms • garage and off street parking • lovely rear garden

Local information

M40 (J3 for London) 3.5 miles, High Wycombe 3.5 miles, Beaconsfield 4 miles, Heathrow (T5) 19.5 miles, central London 28 miles. All distances are approximate.

The property is situated on the edge of the village of Penn with its green and duck pond, as well as an independent delicatessen and convenience store for day to day needs. There are four pubs; The Crown, Old Queens Head, The Red Lion (overlooking the green and duck pond) and the Horse and Jockey, together with a sports and social club and a doctors surgery.

Although conveniently located for the countryside of The Chilterns, the property is also well placed for commuting to central London from Beaconsfield and High Wycombe. 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 with rowing clubs in Henley and Marlow. Penn has its own hard tennis courts and playing fields and the local towns have popular rugby, football clubs.

Buckinghamshire is renowned for its choice and standard of schooling. Local schools include Tylers Green First and Middle schools. The county is one of the last to maintain the traditional

grammar school system, including Beaconsfield High School for girls, Dr Challoner's Grammar School for boys (Amersham), Royal Grammar School and John Hampden for boys and Wycombe High School for girls in High Wycombe, as well as Dr Challoner's High School for girls in Little Chalfont. Local independent preparatory schools include Crown House, Pipers Corner, Caldicott, The Beacon, Davenies and High March to name a few.

About this property

A delightful detached house, located at the end of a popular close offering family accommodation with four bedrooms, a good sized rear garden and a garage.

The reception hall, with attractive oak flooring, leads into the open plan kitchen/dining/family room to the rear of the property which is perfect for family living. The family room overlooks the pretty garden with bi-fold doors opening on to the terrace. The room benefits from two Velux windows, with remote controlled blinds, flooding the room with natural light. A fireplace with a wood effect gas burning stove gives a focal point. The dining area offers plenty of room for a good sized dining table and opens into the kitchen which has an excellent range of Shaker style units, complemented by a Corian worktop. Fitted appliances include an induction hob, concealed extractor, oven, dishwasher, washing machine and there is space for an





American style fridge freezer. Located to the front is a sitting room, with double doors from the reception hall, and is currently used as a study. Also on the ground floor, with oak flooring extending from the reception hall is a guest bedroom, with French doors on to the outside terrace. An adjacent shower room completes the accommodation on this floor.

On the first floor there are three bedrooms with the principal bedroom lying to the front. All the bedrooms are served by the family bathroom.

Outside

To the front of the house is an area of lawn with the garage and off street parking located at the rear of the property. Gated side access leads to the pretty rear garden which features well stocked flower beds and borders and a terrace area adjoins the house giving an ideal space for summer dining and entertaining. The garden is mainly laid to lawn, enclosed with fencing and trellis. At the rear is a garden gate and side access to the garage.

Services

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

Tenure

Freehold

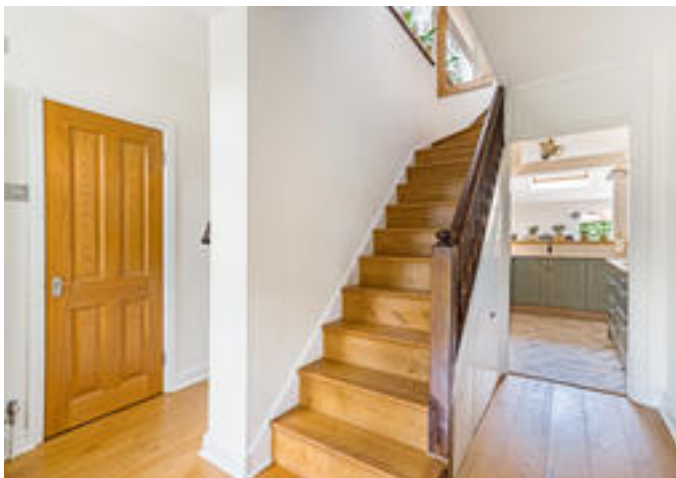
Local Authority

Wycombe District Council

EPC rating = D

Viewing

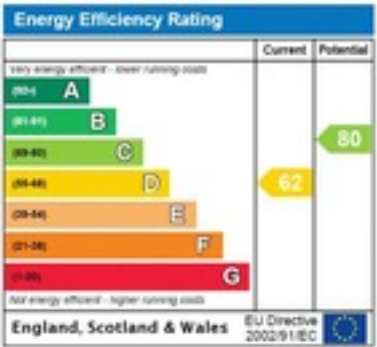
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Approximate Area = 119 sq m / 1281 sq ft
Garage = 13.2 sq m / 142 sq ft
Total = 132.2 sq m / 1423 sq ft
Including Limited Use Area (2.4 sq m / 26 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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