



Well presented family home with permission to extend

Ashley Drive, Penn, Buckinghamshire, HP10 8BE

Freehold

savills

Reception hall • 2 reception rooms • kitchen/breakfast room • 4 bedrooms • 2 bath/shower rooms • rear garden • summer house • driveway with parking for 3 cars

Local information

M40 (J3 for London) 3.5 miles,
High Wycombe 3.5 miles,
Beaconsfield 4 miles, Heathrow
(T5) 19 miles, central London
(Baker Street) 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. Communication links in the area are excellent. The M40 gives access to London, Oxford, Birmingham, Heathrow and the M25. There are regular Chiltern Line train services to London Marylebone from both Beaconsfield and High Wycombe.

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 playing fields and hard tennis courts while the local towns have popular rugby and 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 High March, Pipers Corner, Godstowe for girls and Caldicott, The Beacon, Davenies for boys, to name a few.

About this property

A beautifully presented semi-detached house, extended and upgraded by the current owners. The property now offers family accommodation over three floors and benefits from a generous rear garden and a large driveway. There is also planning permission (21/05655/FUL) to extend further.

A covered entrance porch leads into the reception hall with stairs to the first floor. The sitting room lies to the front, with a shuttered bay window and a fireplace with a wood burning stove. This room opens into the dining room, overlooking the rear garden and with bi-fold doors opening on to the outside terrace. The kitchen/breakfast room is the hub of the house and has been cleverly designed to offer an excellent range of Shaker style units with Silestone worktops. A large central island provides a generous breakfast bar and further storage. Integrated appliances include a





Rangemaster Professional 110 stove set in an alcove with attractive glass splashbacks, dishwasher, hot water tap, wine cooler and there is space for an American style fridge freezer. The adjacent utility room just off the kitchen is well equipped with wall and floor units, wooden worktops, space and plumbing for appliances. There is also a cloakroom and door access to the garden.

On the first floor are three bedrooms, all with shuttered windows and one with a fitted wardrobe. A bathroom with a separate WC serves these bedrooms. The principal bedroom is on the second floor, again with shuttered windows and lovely views over the garden, together with an en suite bathroom with a separate shower cubicle.

Outside

The property is approached over a driveway with parking for three cars, and there is access to the store-room/garage. Gated side access leads to the lovely south westerly facing rear garden. The garden enjoys a generous terrace area, giving an ideal setting for outside entertaining. The remainder of the garden is mainly laid to lawn with planted borders and is enclosed with fencing, mature trees and shrubs. A path leads to a raised decked area towards the end of the garden together with a large summer house with two separate rooms.

Services

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

Tenure

Freehold

Local Authority

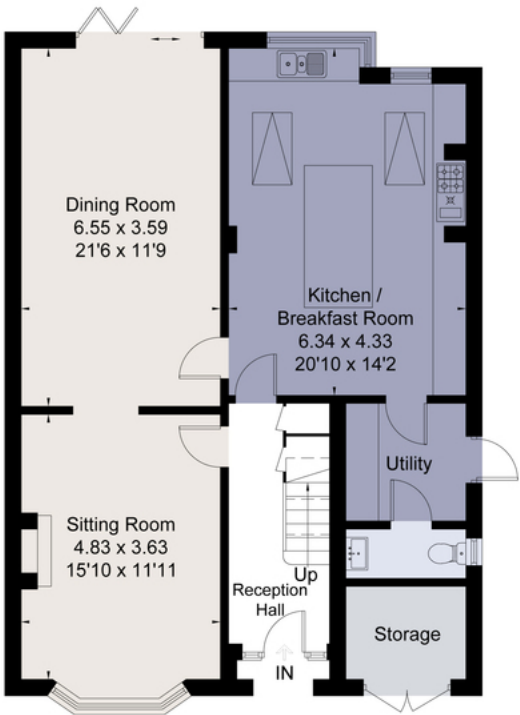
Wycombe District Council

EPC rating = C

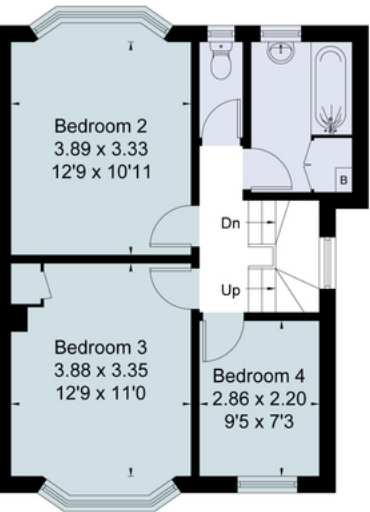
Viewing

Strictly by appointment with Savills

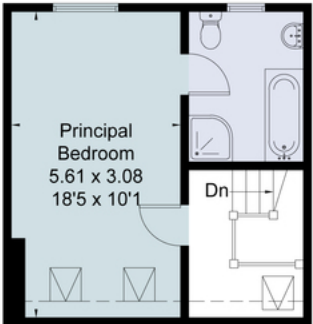
Approximate Area = 165.9 sq m / 1786 sq ft
Storage = 3.9 sq m / 42 sq ft
Outbuilding = 11 sq m / 118 sq ft
Total = 180.8 sq m / 1946 sq ft
Including Limited Use Area (2.6 sq m / 28 sq ft)
For identification only. Not to scale.
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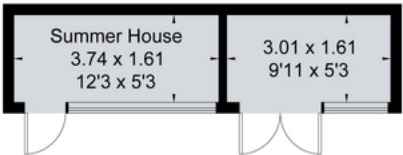
Ground Floor



First Floor



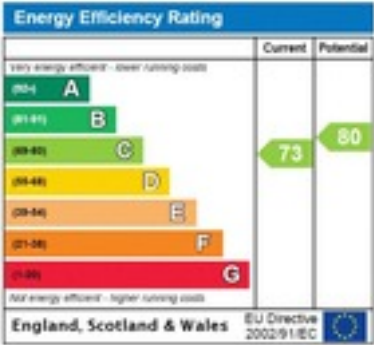
Second Floor



(Not Shown In Actual Location / Orientation)

[] = Reduced head height below 1.5m

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