



Village house with garden backing on to woodland

Hearn Close, Penn, Buckinghamshire, HP10 8JT

Guide £1.395 million Freehold

savills

Reception hall • 2 reception rooms • kitchen/breakfast room • 4 bedrooms • 2 bath/shower rooms (1 en suite)
• front and rear gardens • driveway and double garage
• approaching 0.8 acres in all

Local information

High Wycombe 4 miles, M40 (J3 for London) 3.5 miles, Beaconsfield 4.6 miles, Heathrow 20 miles, central London (Baker Street) 29 miles. All distances are approximate.

Occupying a generous plot in a quiet residential road, on the edge of this attractive village. Penn enjoys a green and duck pond, as well as an independent delicatessen and convenience store for day to day needs. There are four pubs, together with a sports and social club, village hall and a doctors surgery.

Although conveniently located for the countryside of The Chilterns, the property is also well placed for commuting to central London. Transport and road 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.

The house is ideally positioned to enjoy the excellent local walks and bridle paths including Kingswood, Common Wood and Penn Wood, all ancient woodlands and part of a chain of woods at the southern edge of the Chilterns Area of Outstanding Natural Beauty. There is a wealth of sporting and recreational amenities available in the area with rowing clubs in the riverside towns of 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. Tylers Green First and Middle schools are well regarded local village schools. The county is one of the last to maintain the traditional grammar school system, including Dr Challoner's Grammar School, Royal Grammar School and John Hampden for boys and Beaconsfield High School, Wycombe High School and Dr Challoner's High School for girls. 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

Occupying a generous plot and located in a residential village road this lovely property enjoys wonderful views over the garden and surrounding woodland. The split level accommodation provides a flexible layout and can be arranged to suit any style of family life. The property offers an opportunity to enhance and possibly extend a well located village house, subject to the usual consents. Approaching 0.8 acres in all.

The vaulted reception hall gives an excellent first impression, overlooking the garden to the rear, and with doors giving access. Lying to the front is a fantastic kitchen/breakfast room, with a vaulted ceiling and skylights flooding the room with natural light. The kitchen is





beautifully fitted with an excellent range of Shaker style units, complemented by granite worktops, and incorporating a breakfast bar. There is an array of integrated appliances including an electric hob, extractor, oven, combi microwave oven with warming drawer, dishwasher, built-in fridge and freezer. There is plenty of room for a large dining table. Just off the kitchen is a good sized utility room, with storage and space for appliances, and door access to the garden. Across the hall a formal dining room overlooks the frontage.

From the reception hall, stairs lead down to the sitting room and principal bedroom, which both enjoy a wonderful garden outlook, with sliding doors in both rooms opening on to the outside terrace. The sitting room is of good proportions, with a feature brick fireplace and open fire giving a focal point. The principal bedroom is generous with built-in wardrobes and a spacious en suite bathroom with large walk-in shower cubicle.

On the first floor are three further bedrooms, accessed from stairs either side of the reception hall, all overlooking the garden. Two have fitted wardrobes and one, currently used as a study/family room, benefits from a wall of built-in cabinetry. A family bathroom and cloakroom completes the accommodation.

Outside

The property enjoys a tucked away location with a spacious driveway allowing for ample parking and leading to a double garage. To the front are areas of lawn, raised flower beds and to one side is a large area of woodland. The rear garden wraps around the property to

one side, with steps giving access to the terrace adjoining the house and giving an ideal spot for outside dining and summer entertaining. The garden enjoys a large area of lawn with an attractive ornamental pond providing interest. Beyond the lawn is a vast area of woodland, backing on to Kingswood Woods to the rear with private gated access giving acres of wonderful walks to enjoy. Fencing and mature trees provide screening and a good deal of privacy.

Services

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

Agents Note

You should make enquiries about the external wall system of the property, if it has cladding, and if it is safe or if there are interim measures in place.

Tenure

Freehold

Local Authority

Wycombe District Council

Council Tax

Band = G

Service Charge

£175.00 per annum to the Manor Road Association

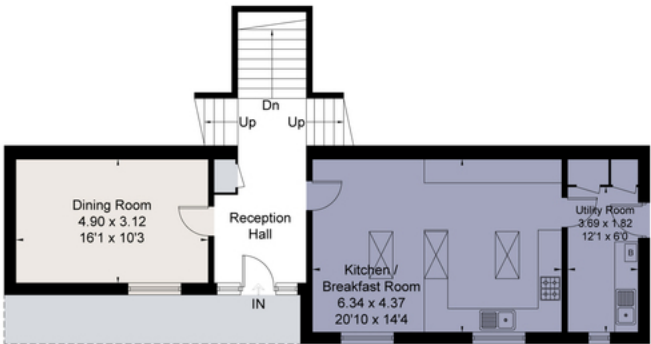
Energy Performance

EPC Rating = D

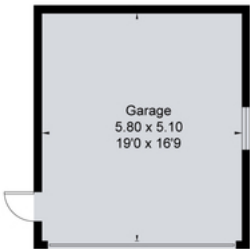
Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills

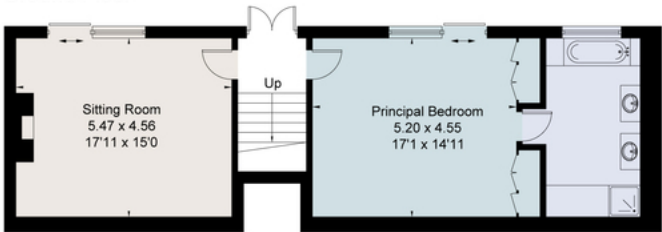
Approximate Area = 214.9 sq m / 2313 sq ft
Garage = 29.6 sq m / 319 sq ft
Total = 244.5 sq m / 2632 sq ft
For identification only. Not to scale.
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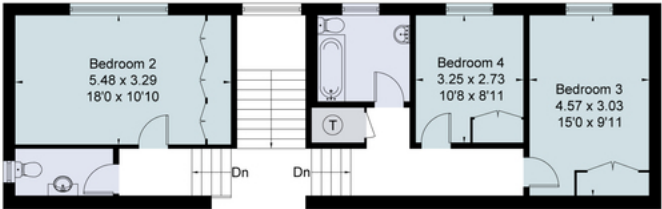
Ground Floor



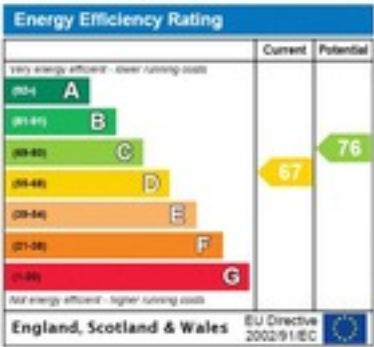
(Not Shown In Actual Location / Orientation)



Lower Ground Floor



First Floor



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