



# New build five bedroom detached family home

Hammersley Lane, Penn, High Wycombe, Buckinghamshire, HP10 8HG

Freehold





**Finished to an exceptional standard, a newly built five bedroom detached family home, set on a generous plot with large north west facing garden and views over the Gomm Valley nature reserve.**

Penn village 0.9 miles, Beaconsfield 4.4 miles (for Marylebone fast trains from 23 minutes), High Wycombe 2.9 miles (for Marylebone fast trains 30 minutes), M40 (J3 for London) 1.7 miles, Heathrow 19 miles, London (Baker Street) 28 miles.

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

Large rear garden ♦ open plan kitchen/dining/family room ♦ underfloor heating ♦ garage ♦ off street parking for several cars ♦ 10 year warranty



**Tenure:** Freehold

**Local Authority:** South Bucks District Council, Beaconsfield

**Energy Performance:** EPC Rating = B

**Viewing:** Strictly by arrangement with Savills.





### Local Information

For commuters, the property is well placed for quick travel to London Marylebone by Chiltern Railways at High Wycombe or Beaconsfield stations. The M40 junction 3 is 2 miles away giving access to the M25, M4 and Heathrow. All distances are approximate and correct at the time of writing.

### About this property

Tastefully decorated throughout in Dulux 'Pebble Shore' the beautifully presented ground floor with underfloor heating throughout, comprises entrance hall with under stairs cupboard, guest cloakroom, lavish reception room to front with bay window and study with window to side.

Of particular note is the fabulous split level kitchen/dining/family room with 'Porcelanosa' floor tiles situated at the rear of the property. The stunning Shaker style kitchen in "Nightfall Blue" is complemented with 'Silestone' quartz work surfaces and upstands, a solid oak breakfast bar and integrated Siemens appliances. From both the dining area and family area French doors lead out to a large west facing patio area with planted borders and steps leading down to the landscaped rear garden

Stairs to the first floor lead to the principal bedroom with luxury fitted carpets, Juliette balcony overlooking the rear garden, built-in wardrobes, chest of drawers and opulent en suite shower room.

The second bedroom is also en suite has built-in wardrobes and chest of drawers.

Bedrooms three and four have access to the sumptuous fully tiled family bathroom with Swiss made 'Laufen' sanitary ware and "Vado" chrome fittings.

On the second floor is located the fabulous bedroom 5/playroom/home office with three large Velux windows and an en suite shower room. There is also an abundance of eaves storage.

To the front of the property there is a landscaped garden with a block paved driveway with ample off street parking and access to an oversized integral single garage.

To the rear of the property there is a large formal rear garden which due to the Gomm Valley being a site of specific scientific interest leads on to a wildlife buffer zone, planted with a selection of wild grasses and flowers.

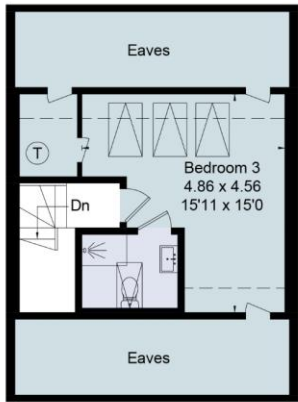
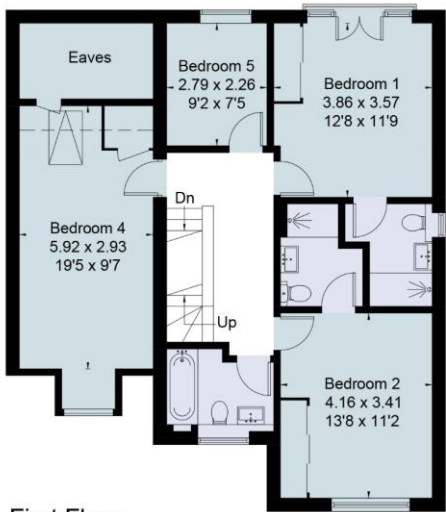
The furniture shown in the photographs is for display purposes only and not included in the sale of the property.



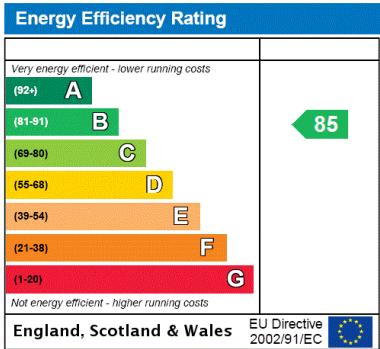
Approximate Area = 228.9 sq m / 2464 sq ft  
(Including Eaves)  
Garage = 17.8 sq m / 191 sq ft  
Total = 246.7sq m / 2655 sq ft  
Including Limited Use Area (35.2 sq m / 379 sq ft)  
For identification only. Not to scale.  
© Fourwalls



 = Reduced head height below 1.5m



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 268634



**Important Notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20201123CNWA

