



## Beacon Hill

Penn, Buckinghamshire

**TIM RUSS**  
& COMPANY

# Honey Cottage, Beacon Hill, Penn, Bucks, HP10 8NJ



- Outstanding views across gardens to the valley
- Beautifully landscaped circa 150ft rear gardens
- Lovely modern kitchen/breakfast/dining room
- Sitting room with open fireplace
- Four delightful bedrooms with En Suite Shower Room
- Quiet Country Lane
- Sought after Village Location
- Double Garage & Driveway

Price **£1,425,000** Freehold

A highly individual and superbly presented detached four-bedroom home in an enviable tucked away setting on Beacon Hill with fabulous views across stunning landscaped gardens to the valley beyond.

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## The Property

Enjoying an elevated position in one of the most sought-after settings in the village, Honey Cottage is a delightful four bedroom detached home in excellent condition throughout offering bright and airy accommodation with fabulous large gardens and truly outstanding views across the valley.

On the ground floor there is a spacious turning hall with attractive wooden floor leading to the cloakroom, a spacious sitting room with open fireplace and the impressive open kitchen/breakfast/dining room with integrated appliances and light stone worktops. There is a separate utility room with access to the front. Both the sitting room and kitchen have French doors to the garden terrace for enjoying the views.

On the first floor there are four attractive bedrooms off the landing with the Master bedroom having a modern en suite shower room. There is a spacious and beautifully fitted family bathroom with separate shower. The three rear facing bedrooms enjoy wonderful views.

The specification is high throughout with tasteful fittings, décor and floor coverings. There may be potential to extend the property subject to planning.

## Outside

The rear garden is a splendid feature being exceptionally private and beautifully landscaped with an array of colour, shape and interest combining with extensive lawns and established ponds to create a wonderful relaxing retreat with hidden seating areas, a large Summerhouse and fabulous views through established trees to the valley beyond.

To the front of Honey Cottage there is ample shingle driveway providing off road parking for several vehicles and leading to a detached garage with side door providing ease of access from the house.

## Location

Penn village provides a good range of local amenities including a village shop, delicatessen, four pubs and well respected lower and middle schools. Beacon Hill is arguably the premier location in the village, comprising of a semi-rural no-through road bordered by open countryside, with a good mix of individual homes.

Within about three miles is central Beaconsfield. The New Town offers a comprehensive range of shops and restaurants and there is also a mainline

train station to London Marylebone (approx. 25 minutes). Motorway access onto the M40 is available approximately 15 minutes away at Junction 3 or Junction 2 (just outside Beaconsfield Old Town). The area is well known for its excellent schooling and the retention of the grammar school system. The centres of High Wycombe and Amersham are within a few miles.

**EPC Rating** D **Council Tax Banding** G

## Directions

From the centre of Beaconsfield, proceed across the railroad bridge onto the Penn Road. On entering Penn village turn left into Beacon Hill (by Slades Garage) the property will be found on the right hand side.

## Viewings

Strictly by appointment only.

## Mortgage

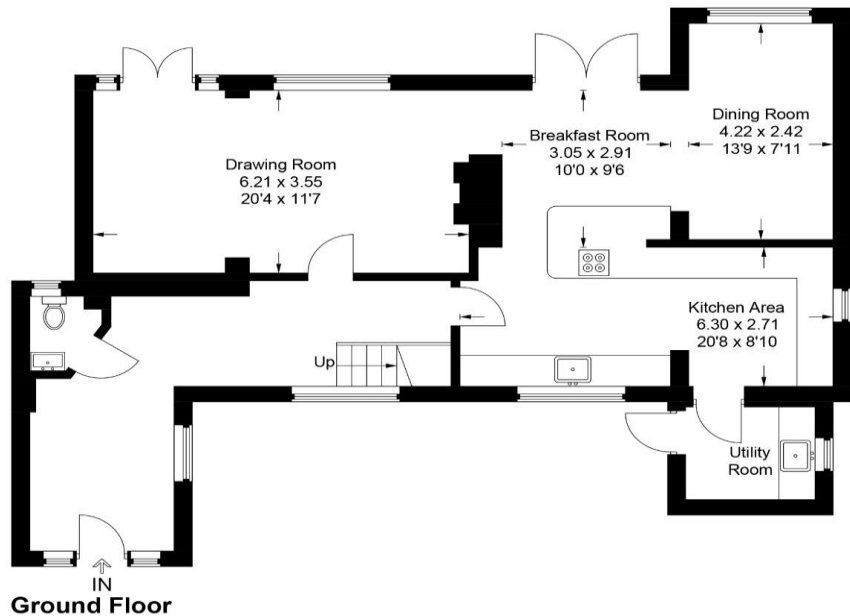
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

Ref: 24/8220









## Honey Cottage, Beacon Hill

Approximate Gross Internal Area = 152.86 sq m / 1,645 sq ft  
 Double Garage = 27.30 sq m / 294 sq ft  
 Total = 180.16 sq m / 1,939 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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