



**Church Road**  
Penn, Buckinghamshire



## Pewsey Cottage, Church Road, Penn, Buckinghamshire, HP10 8NX



- HANDSOME GRADE II LISTED PERIOD HOME NEEDING UPDATING
- DETACHED GARAGE/BARN NEEDING RESTORATION WITH POTENTIAL (STPP) – AMPLE DRIVEWAY PARKING INCLUDING SECURE BEHIND GATES
- LIVING ROOM WITH INGLENOK FIREPLACE & DUAL ASPECT DINING ROOM
- THREE/FOUR BEDROOMS & TWO BATHROOMS
- DELIGHTFUL PRIVATE SOUTH FACING GARDENS EXTENDING TO APPROX THIRD OF AN ACRE
- CLOSE TO OPEN CHILTERN COUNTRYSIDE

An eye catching Grade II Listed detached home, rich in character and offering truly individual lay out, in circa third of an acre south facing plot in the popular Chiltern village of Penn – no above chain.

Price

Offers over **£1,100,000**

Freehold

**TIM RUSS**  
& COMPANY



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## The Property

Pewsey Cottage is a truly individual Grade II Listed detached period home of 16<sup>th</sup> century origins and distinctive Dutch façade that defines this landmark property on Church Road in Penn.

Pewsey Cottage, now in need of general modernisation, is best approached from the shared driveway before one reaches the cottage which gives access to the detached Garage/Barn with parking available in front and to the side. To the side and rear lockable double gates lead into a further secure parking area beyond which are the beautiful landscaped gardens with pathways accessing the barn and house.

On the ground floor there is a lofty hall with high ceilings and staircase leading to a first-floor bedroom with ensuite bathroom.

There is a cottage-style kitchen/breakfast room with double oven and hob within fireplace feature, painted units & dresser, appliance space and door to rear lobby with utility recess (ideal fridge/freezer) and cloakroom.

Off the hall to the rear a double aspect dining room gives access to the garden and to the right a spacious front to back beamed living room with inglenook fireplace (with original bread oven) has French doors to the garden.

Off the living room there is a good-sized study which might

be used as a bedroom as there is a ground floor shower room in the rear hall accessed from the living room.

A second staircase leads from the hall to a first-floor bedroom, a dressing room/nursery and night cloakroom.

## Outside

The directly south facing landscaped rear gardens are a special feature of the secluded circa third of an acre plot being laid to extensive lawn with mature shrubbery and established trees providing screening. There is a patio to the side and rear of the house accessible from the principal rooms and a sheltered seating area.

Gated access leads to the front where there is a full width pathway behind a yew hedge with central gate leading to a wide parking bay accessible from Church Road.

## Location

The property is situated within walking distance of open Chiltern countryside and a short distance from the village centre and pond, the Common, the local pubs, popular schools and churches within Penn Village.

The larger centre of Beaconsfield New Town is approximately 3 miles distant offering a comprehensive range of shopping facilities including Sainsbury's and a Marks & Spencers Simply Food plus a selection of cafes and restaurants.

There is a main line train service to Marylebone (25 minutes approximately). The M40 (Junction 2) is on the outskirts of Beaconsfield giving access to London, Oxford, Birmingham and the M25 network.

The area is well known for its excellent schooling and the retention of the grammar school system. Private schools available in Beaconsfield include Davenies for boys and High March for girls.

The county is well served with sporting facilities including numerous golf, rugby and cricket clubs and leisure facilities.

## Directions

From our office proceed across the railway bridge and the Waitrose mini roundabout entering into the Penn Road and continue out of town for approximately three miles where the road becomes Church Road and the double garage and ample parking will be found on the left hand side accessed from a shared drive just before you reach Pewsey Cottage.

## Viewings

Strictly by appointment only on 01494 681122.

## Mortgage

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



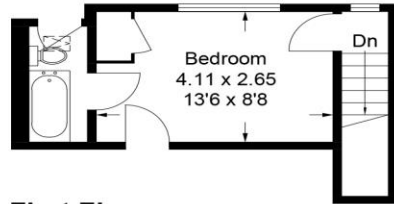




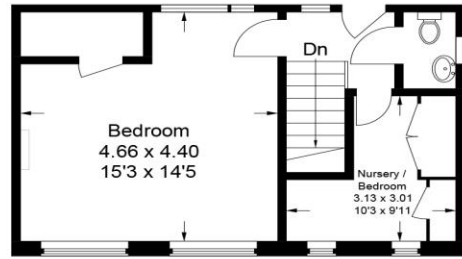




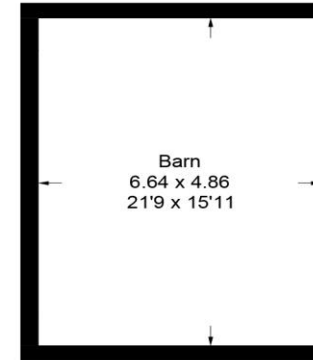




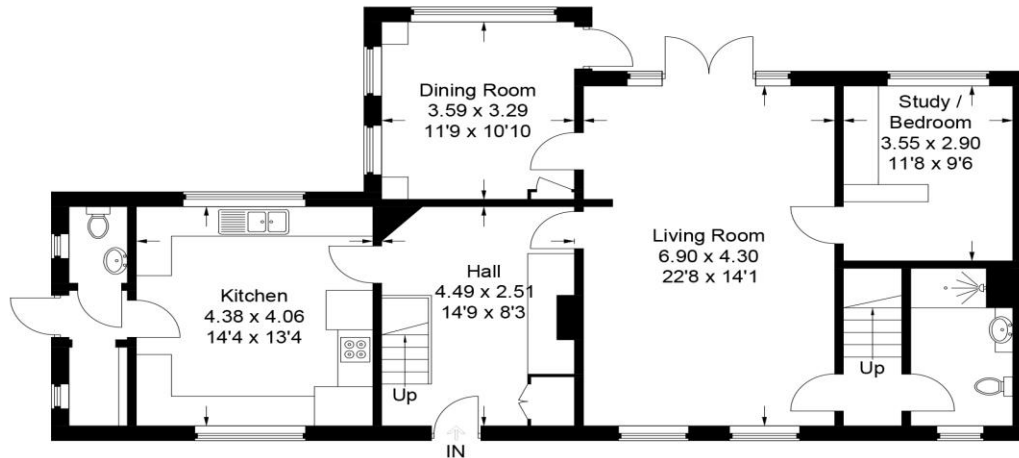
**First Floor**



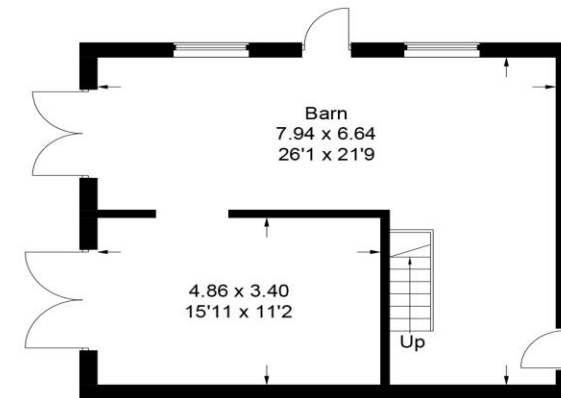
**First Floor**



**Garage / Barn First Floor**



**Ground Floor**



**Garage / Barn Ground Floor**

(Not Shown In Actual Location / Orientation)

## Pewsey Cottage, Church Road

Approximate Gross Internal Area  
 Ground Floor = 103.2 sq m / 1,111 sq ft  
 First Floor = 51.4 sq m / 553 sq ft  
 Barn Ground Floor = 53.0 sq m / 570 sq ft  
 Barn First Floor = 32.3 sq m / 348 sq ft  
 Total = 239.9 sq m / 2,582 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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