



14 New Road
Penn

TIM RUSS
& COMPANY



14 New Road, Penn Buckinghamshire HP10 8DJ

A fine, detached family home situated in a sought after location, just a stroll to village amenities and the highly regarded Tylers Green first and middle schools.

Offers Over £900,000



The Property

A fantastic and rare opportunity to extend and reconfigure this wonderful family home, sold with no onward chain. The property is set on a large, private plot opposite Penn common and just a short walk to Common wood.

The light and airy accommodation in brief comprises of large and welcoming entrance hall, cloakroom, triple aspect sitting room, door to kitchen / breakfast room, door to rear garden and door to separate dining room.

To the first floor are four double bedrooms all served by the well equipped family bathroom.

Outside

The large and private rear garden affords a delightful backdrop to this wonderful home. This includes a very large expanse of lawn with vegetable plot towards the end. The property is well screened by the mature hedging, offering a high degree of seclusion.

To the front of the property there is a long driveway leading to a detached tandem garage. You will also find a private, sunny, south facing terrace, enjoying views over the private front garden and towards the common.

Location

Penn is a picturesque village that has a number of local shops, attractive village pubs, doctors surgery, tennis club and a large pond surrounded by the village green. Close by are beautiful countryside walks through Common Wood leading to Penn Wood and Penn Street village.

Within three miles is Beaconsfield New Town which has a range of shopping facilities including Sainsburys, Waitrose and a Marks and Spencer Simply Food and the main line train station has services to London Marylebone (25 minutes approximately).

Beaconsfield Old Town has many restaurants and public houses with the M40 (Junction 2) being only a short drive away 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. The county is well served with sporting facilities including numerous golf, rugby and cricket clubs and leisure facilities.

Directions

Post code for Sat Nav: **HP10 8DJ**

Viewings

Strictly by appointment only.

Mortgage

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

Additional Information


Council Tax Band: F

Tenure: Freehold

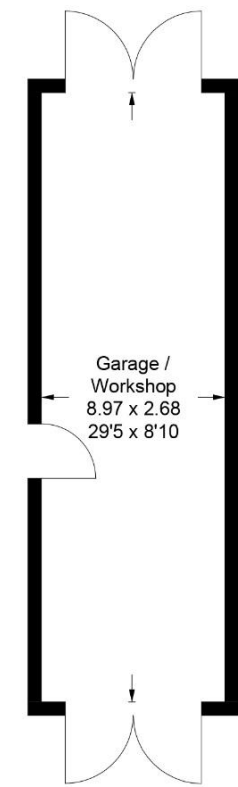
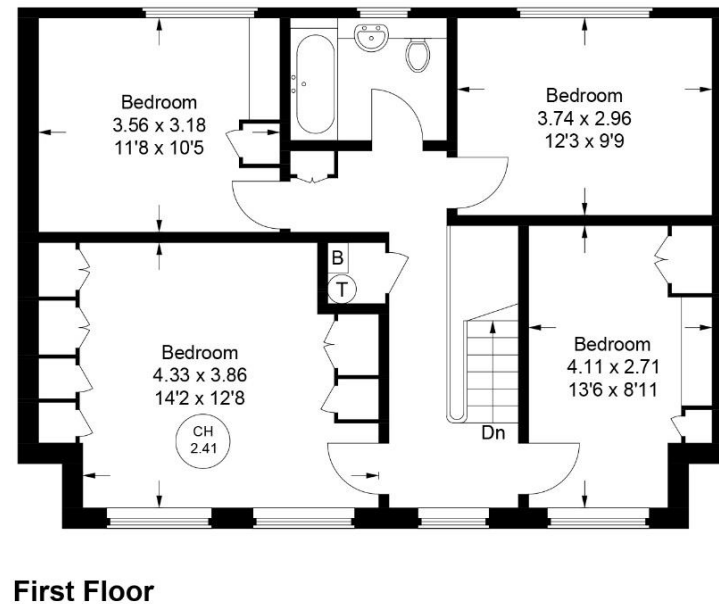
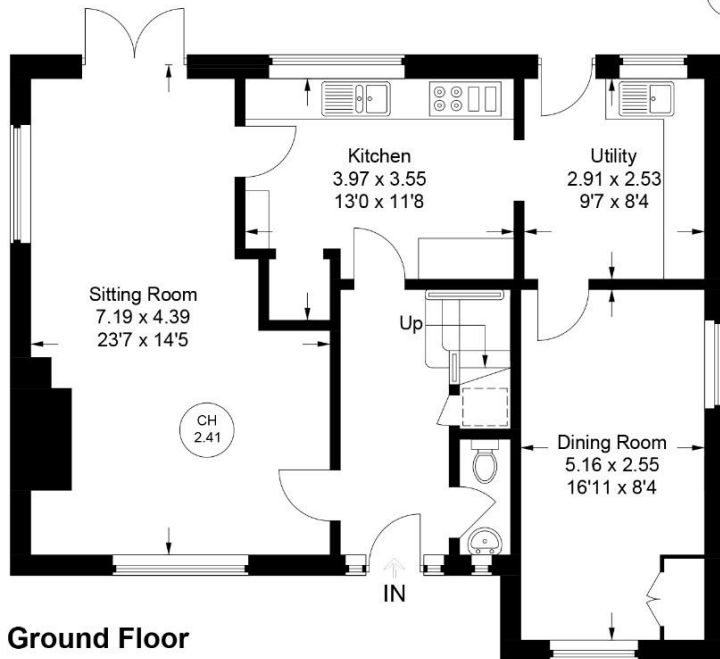
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



 = Reduced headroom below 1.5m / 5'0"

 = Ceiling Height



(Not Shown In Actual Location / Orientation)

14 New Road

Approximate Gross Internal Area
Ground Floor = 73.2 sq m / 788 sq ft
First Floor = 70.0 sq m / 753 sq ft
Garage / Workshop = 24.2 sq m / 260 sq ft
Total = 167.4 sq m / 1801 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy 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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