

ELMSLEA

PENN - BUCKINGHAMSHIRE



TIM RUSS
prime





**ELMSLEA
55 NEW ROAD
PENN
BUCKINGHAMSHIRE**

*Beaconsfield c3 miles | Hazlemere c2 miles
High Wycombe c4 miles*

An individual detached family home set on a large south facing plot. Located in the heart of Penn Village, just a stroll to the highly regarded Tylers Green First and Middle schools.

Entrance Hall | Cloakroom | Utility Room | Sitting Room | Fabulous Kitchen/Dining/Family Room | Study | Further Family/Play Room

Principal Bedroom with En Suite
Guest Bedroom with En Suite
Two further Double Bedrooms
Family Bathroom

Plenty of Parking | Large Garden

In All About 0.3 Acre

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LOCATION

Penn is a picturesque village with a wide open green and village pond; there are a number of local shops, attractive village pubs, doctors surgery, tennis club

Within three miles is Beaconsfield New Town which has a range of shopping facilities including Sainsburys, Waitrose and M&S Simply Food. The main line train station has services to London Marylebone (25 mins 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.

THE PROPERTY

This wonderful, detached family home has been thoughtfully extended and refurbished to an exacting standard with many individual and unique features throughout, combining both classic and contemporary styling. Offering free flowing accommodation on the ground floor which lends itself to both informal entertaining and family living

The light and airy accommodation is arranged meticulously and in brief comprises of large and welcoming hallway, cloakroom, walk in boot room, well equipped utility room with laundry chute. Without doubt the hub of the home is the stunning, handcrafted kitchen made in Wiltshire, opening out to the dining and family areas.

The kitchen has many bespoke features including a large island unit with worktop crafted from a single piece of Corian; integrated appliances including warming drawer, a filtered cold water and boiling hot tap, plus a separate jet water tap. In addition there is a separate walk in pantry. The kitchen has almost full width bifold doors which connect perfectly with the terrace and garden beyond. A door to the study and double doors to separate family/playroom, as well as double doors to the hallway lead off the kitchen area.

To the first floor are two bedroom suites, two further double bedrooms, stylish and well equipped family bathroom, walk in airing cupboard housing the recently serviced boiler, pressurized water system and laundry chute to utility room.

OUTSIDE

The large and private south facing garden affords a delightful backdrop to this wonderful home and includes a beautiful terrace for dining and entertaining, covered bbq area, generous storage shed which could easily be converted into separate office and well manicured level lawn leading to a small shaded orchard.

To the front of the property there is driveway parking for several cars.

POSTCODE HP10 8DN

VIEWINGS

Strictly by appointment only.

COUNCIL TAX BAND E

EPC RATING C

TENURE FREEHOLD

Ref: HTR2073

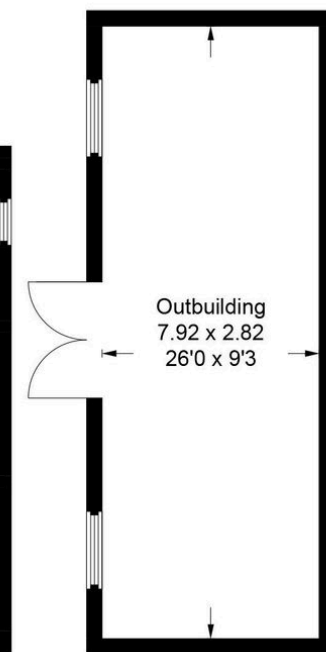
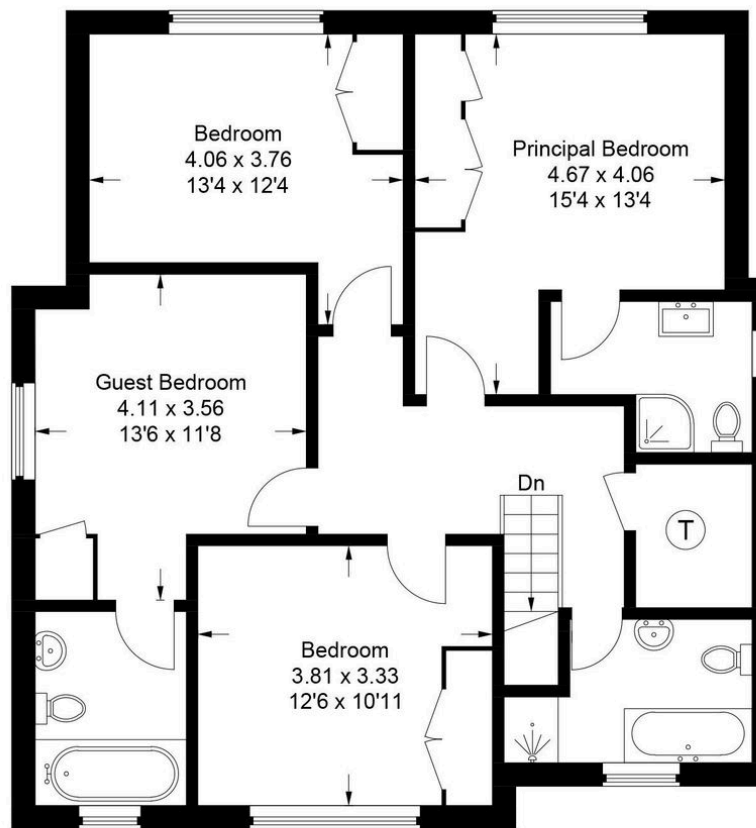
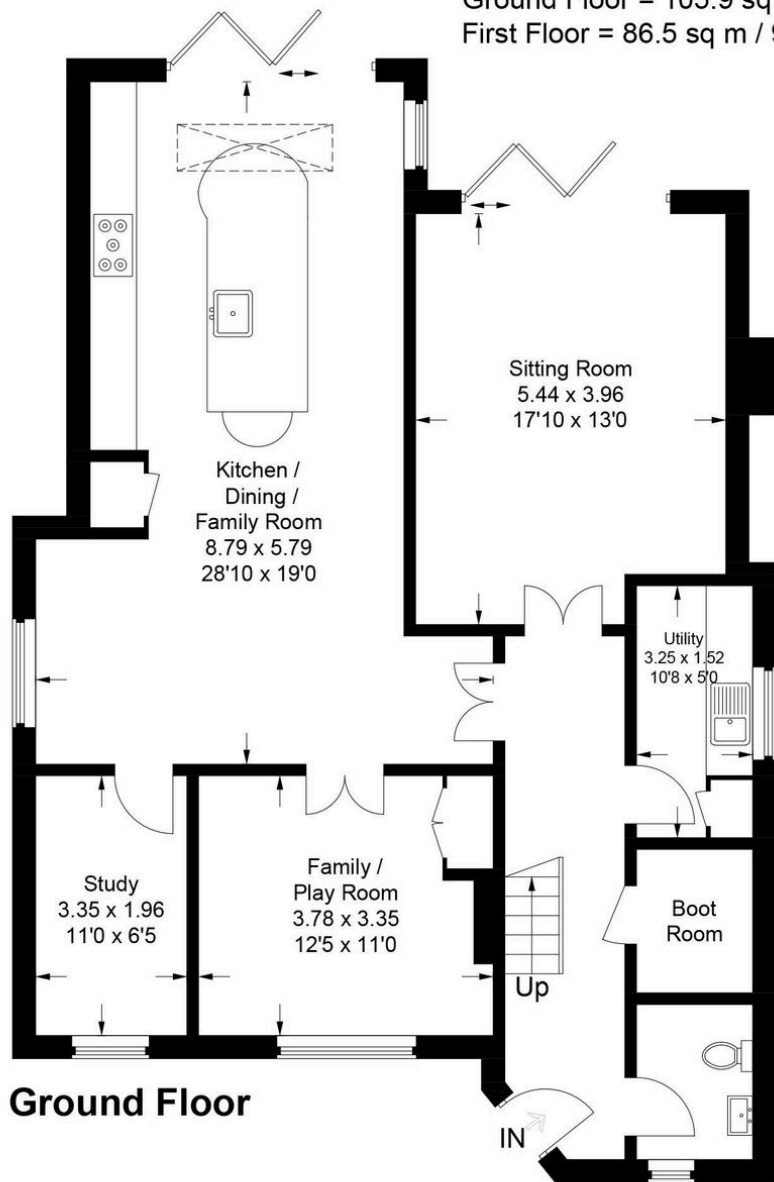




Approximate Gross Internal Area

Ground Floor = 105.9 sq m / 1,140 sq ft
 First Floor = 86.5 sq m / 931 sq ft

Outbuilding = 22.1 sq m / 238 sq ft
 Total = 214.5 sq m / 2,309 sq ft



(Not Shown In Actual Location / Orientation)

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