



1 St. Margarets Close  
Penn



1 St. Margarets Close  
Penn  
High Wycombe  
Bucks HP10 8EZ

Only a short walk to this picturesque village, is this rarely available single storey property in a tucked away position at the end of a private close.

**£850,000**



## A personal comment from the owner.

'For over twenty years we have been very lucky to live in St Margaret's Close, our haven of peace in one of Penn's best kept secrets. From arriving with two teenage boys through to our retirements it's always been a joy driving into our close. It's far enough away from the hustle and bustle of life but close enough to enjoy the many beautiful country walks from our front door. We have so loved being in a village community enjoying the many events such as the fun run and the carols around the Christmas tree. We will remember the years with great fondness.'

## The Property

A rarely available detached bungalow offering deceptive accommodation, skillfully extended in the hands of the present owners. An impressive feature is the 21ft kitchen addition with vaulted ceiling.

The property offers a generous sitting room with wide bow window, opening to dining room, well-equipped kitchen with an extensive range of Shaker style units, island unit, granite worktops, three oven gas Aga, built in appliances and patio doors opening to terraced rear garden ideal for entertaining plus a utility/cloakroom. There are three good size bedrooms (one currently used as a study) served by a modern bathroom.

## Outside

To the front of the property is ample driveway parking leading to an attached garage, areas of lawn with hedged and fenced boundaries.

Immediately adjoining the rear of the property is a large, paved terrace ideal for alfresco dining, enclosed by hedging.

## Location

The property is set in this desirable village location, just a short stroll to highly regarded schools and Penn Common.

It is within easy access to excellent public transport links, easy access of Hazlemere and the larger centres of High Wycombe and Beaconsfield with their excellent shopping and sporting facilities and main line trains giving easy access to London (25 mins by train from High Wycombe).

Heathrow is approximately twenty minutes drive away (about 16 miles) via M40 and M25.

The property is within a short drive to a comprehensive range of sought after state schools including The Royal Grammar School and John Hampden Grammar School, for boys, Sir William Ramsay School, Beaconsfield High and Wycombe High School for girls. Nearby private schools include Godstowe, Davenies, Wycombe Abbey and High March.

## Directions

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

## Viewings

Strictly by appointment only.

## Mortgage

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

## Additional Information

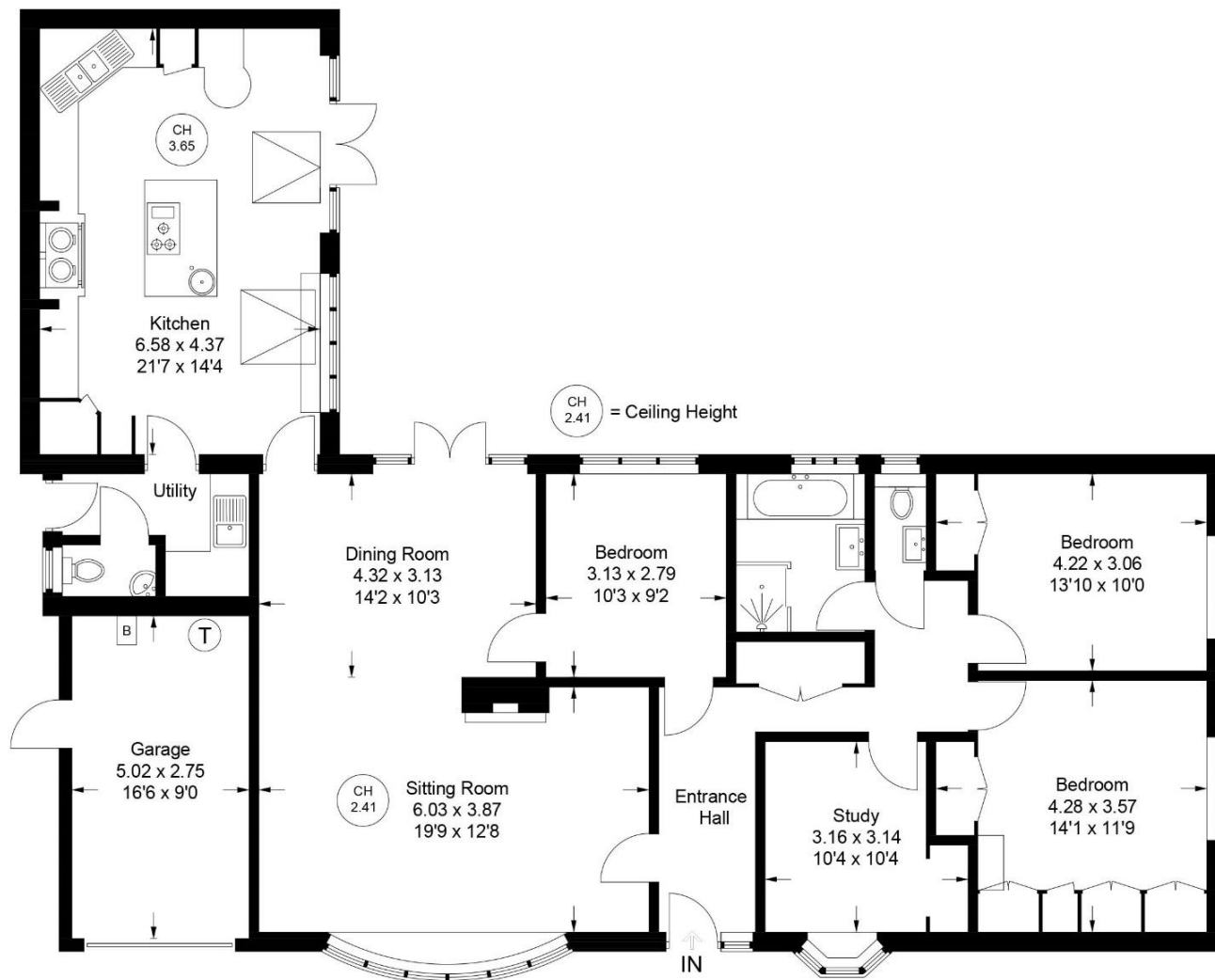
Council Tax Band: F

Tenure: Freehold

Ref: HTR2124

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		





## 1 St. Margarets Close, HP10 8EZ

Approximate Gross Internal Area = 141.1 sq m / 1519 sq ft

Garage = 13.7 sq m / 147 sq ft

Total = 154.8 sq m / 1666 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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