

BAYTREE HOUSE

PENN - BUCKINGHAMSHIRE



TIM RUSS
prime





BAYTREE HOUSE
68A NEW ROAD
PENN
BUCKINGHAMSHIRE

Beaconsfield c3 miles | Hazlemere c2 miles
High Wycombe c4 miles

**A stunning new home beautifully
crafted throughout and set in
the heart of Penn Village**

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

Principal Bedroom with Ensuite Dressing
and Bathroom | Two further Ensuite
Double Bedrooms

Plenty of Parking

Generous Garden

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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, good village pubs, doctors' surgery, tennis club and just a stroll to the highly regarded Tylers Green First and Middle schools.

Just three miles away 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 one off bespoke new home has just been completed to an exceptionally high standard; the attention to detail and quality of the materials is seldom found at this level of the market.

The front door opens into a generous reception hall, with a luxuriously appointed cloakroom and staircase to the first floor. The sitting room is a sumptuous space with beautifully finished cabinetry providing storage and book shelving. The kitchen/dining/family room is an impressive space and the real hub of the home, delivering perfect contemporary living.

The kitchen is stylish and elegant, incorporating granite worktops and integrated appliances. The sitting area has a stunning fireplace as the focal point, with full width bifold doors connecting seamlessly with the garden.

On the first floor the indulgent principal bedroom suite is an oasis of tranquillity, including a fully fitted dressing room and a beautifully appointed bathroom. The second bedroom has fitted wardrobes and a luxurious ensuite shower room. The third bedroom on the second floor also has an ensuite bathroom.

OUTSIDE

In front of the house there is ample parking for three vehicles and gated side access leads to the rear garden.

Immediately to the rear of the house is a full width paved terrace, with a lawn stretching down to a further sitting area at the bottom of the garden.

EPC RATING B

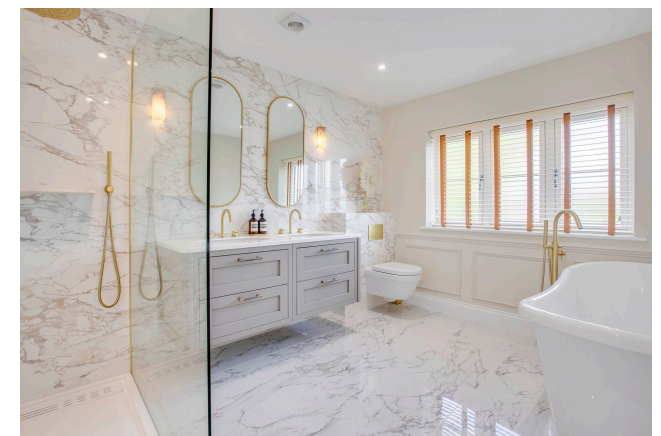
COUNCIL TAX BAND G

SERVICES

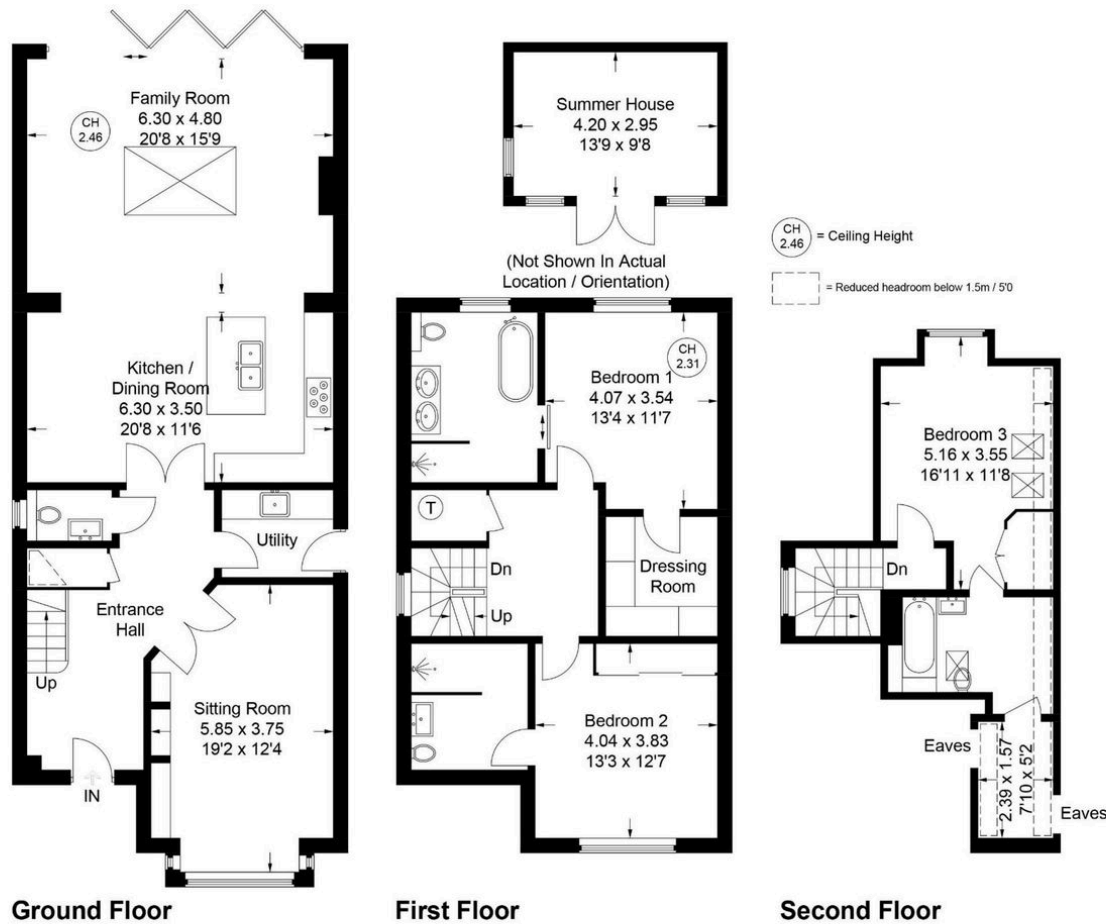
All mains

POSTCODE

HP10 8DN







Baytree House, 68A New Road, Penn, HP10 8DN

Approximate Gross Internal Area
 Ground Floor = 100.0 sq m / 1076 sq ft
 First Floor = 64.5 sq m / 694 sq ft
 Second Floor = 32.0 sq m / 344 sq ft
 Summer House = 12.4 sq m / 133 sq ft
 Total = 208.9 sq m / 2247 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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