



3 The Larchlands
Penn

TIM RUSS
& COMPANY



3 The Larchlands Penn HP10 8AB

Rarely available and situated in a private, country lane with gated access to Common Wood, is this beautifully presented, character, detached family home.

Offers Over £1,000,000



The Property

Extended and updated to a fantastic standard throughout, is this beautiful 1930's detached family home, situated in a sought-after country lane, walking distance to all village amenities and excellent schools.

Set in beautifully landscaped front and rear gardens the property must be viewed to appreciate the quality and sense of style throughout.

There is excellent potential and scope to extend further, subject to the usual planning consents, and turn the detached garage into a garden studio or office.

In brief the wonderful accommodation comprises of bright and welcoming entrance hall, pocket doors to family room, door to hub of the home sitting/dining room with multi fuel stove and door to front terrace and gardens. The beautifully appointed kitchen is fitted to a high standard to include Quartz worktops, a range of base and wall units and integrated appliances. Also, to the ground floor is a useful and spacious utility room with fitted cupboards, Quartz worktops and space & plumbing for white goods, cloakroom and stable door to rear garden.

On the first floor is the principal bedroom with a delightful view of the woods beyond, a range of fitted wardrobes and ensuite shower room. Two further double bedrooms with fitted wardrobes, large single/small double bedroom with fitted cupboards all served by the refitted family bathroom.

Outside

The property is approached via double wooden gates leading to a parking and turning area with space for numerous cars and electric charging point. The south facing, private front gardens have been creatively landscaped with a profusion of interesting shrubs providing bursts of colour and interest throughout the seasons. There is a private dining area and steps to raised terrace offering the perfect space to relax and enjoy the evening sun. The rear garden provides a stunning backdrop to this wonderful family home with its own private gate to Common Wood where you can enjoy beautiful and relaxing woodland walks. There is also a detached garage and covered log store.

Location

Penn is a picturesque village that has a number of local shops, attractive village pubs, doctor's surgery, tennis club and large pond surrounded by the village green. Beaconsfield New Town under 5 miles 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 (Junction2) 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 both state and private. 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 8AB**

Viewings

Strictly by appointment only.

Mortgage

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

Additional Information

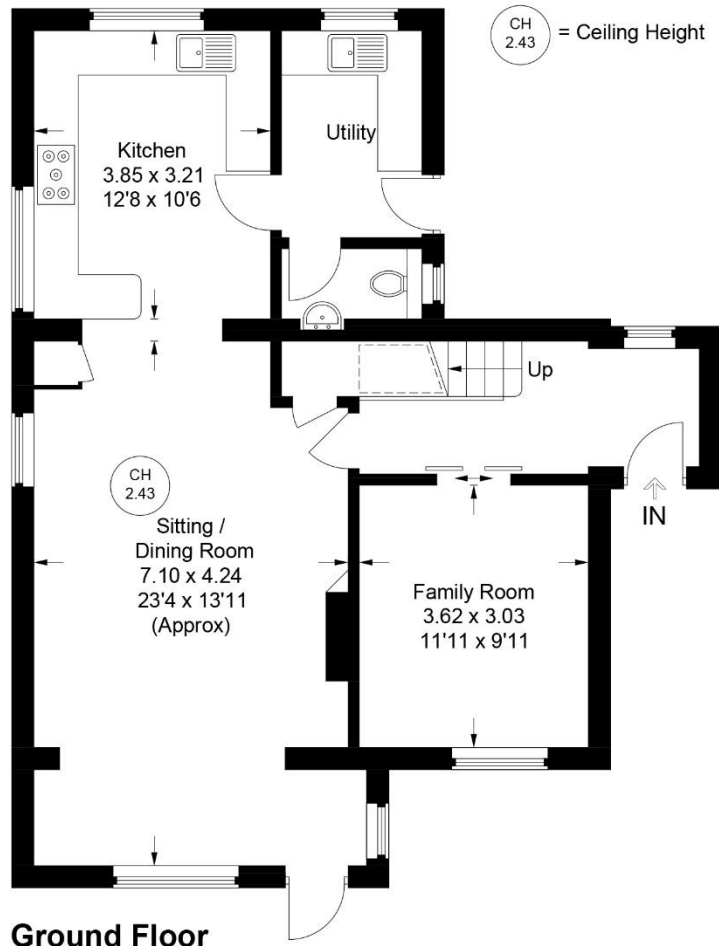
Council Tax Band: G

Tenure: Freehold

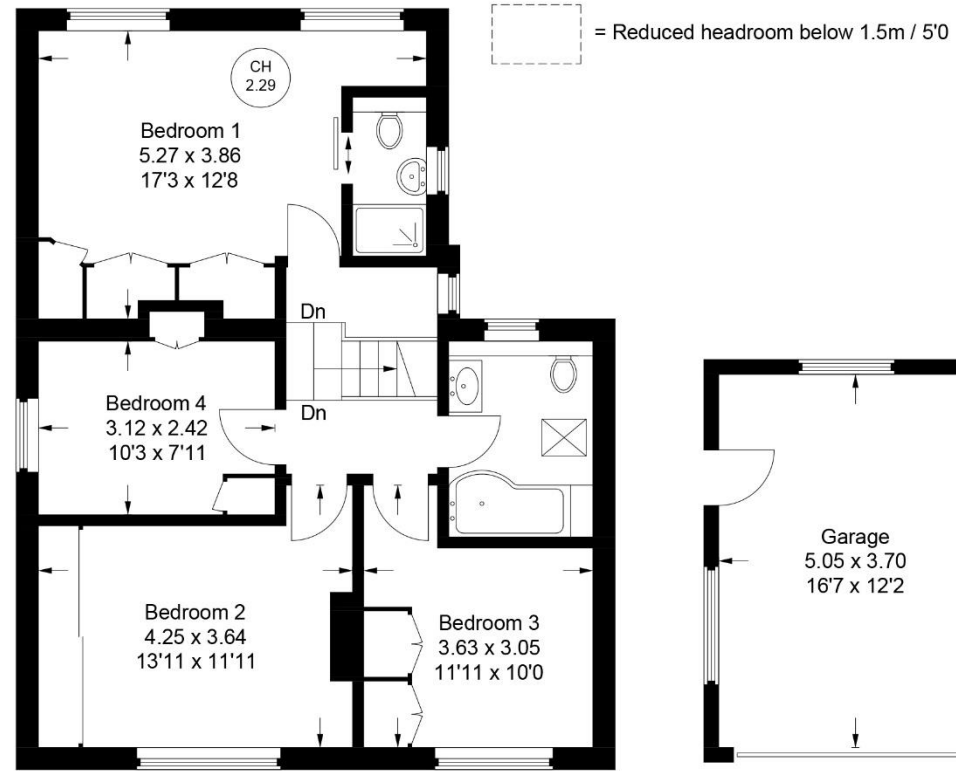
Ref: HTR2133

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		





Ground Floor



First Floor

3 The Larchlands, Penn, HP10 8AB

Approximate Gross Internal Area
 Ground Floor = 73.3 sq m / 789 sq ft
 First Floor = 63.4 sq m / 682 sq ft
 Garage = 18.7 sq m / 201 sq ft
 Total = 155.4 sq m / 1672 sq ft

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