



Rowan House
Hammersley Lane

TIM RUSS
& COMPANY



Rowan House Hammersley Lane Penn, Bucks HP10 8HF

A beautifully presented, brick and flint semi-detached family home benefiting from wonderful, far reaching views over the Gomm Valley.

£975,000



The Property

Rowan House is ideally located in an exclusive gated community of just five properties, built in 2019. Stand out features include a well-equipped, German kitchen/dining room with Samsung American-style family hub fridge/freezer and in bedroom four a novel magnetic wall, a must-have for imaginative children.

With stunning brick and flint elevations this contemporary styled, immaculate family home offers: a welcoming entrance hall with cloakroom, practical study with front aspect, 19'6 sitting room and superb extensively fitted kitchen with AEG integrated appliances and large island unit with stone worktops affording a central focus for relaxed family dining. Lying adjacent is a useful utility room. Both the kitchen and sitting room have the advantage of bi-fold doors affording access to the rear terrace.

On the first floor there are four well-proportioned bedrooms, the principal bedroom having the advantage of both fitted wardrobes and a spacious en-suite shower room. Bedroom two also has fitted wardrobes. All three remaining bedrooms are serviced by the family bathroom.

Outside

The gated entrance gives access via a paved driveway to Rowan House and it's garaging. The gardens both front and rear have been thoughtfully landscaped, affording both seasonal interest and colour. The generous rear garden enjoys a delightful westerly aspect being mainly laid to lawn with well stocked herbaceous borders. Immediately to the rear is a large terrace, well screened with a pergola offering a pleasant shady nook for al-fresco dining. The garden is enclosed with hedging and pannelled fencing with mature trees to the rear affording a good degree of privacy and a glorious backdrop to Rowan House.

NB: Accessible via the side of the gated plot there is a gate to the Gomm Valley ideal for dog walking.

Location

Rowan House is set in this idyllic village location, ideally situated within easy access of Hazlemere and the larger centres of High Wycombe and Beaconsfield. Both providing 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 8HF**

Viewings

Strictly by appointment only.

Mortgage

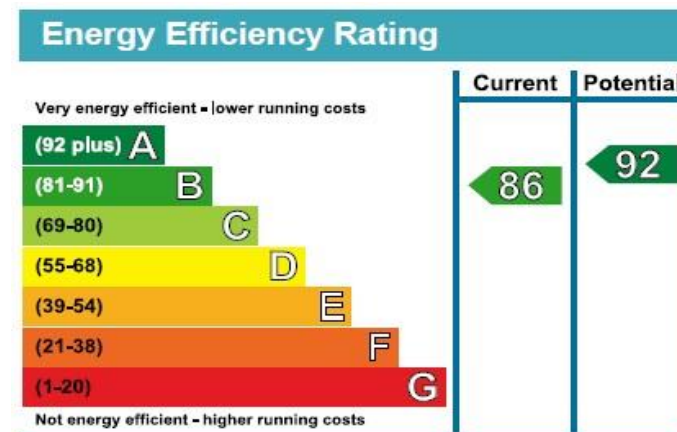
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

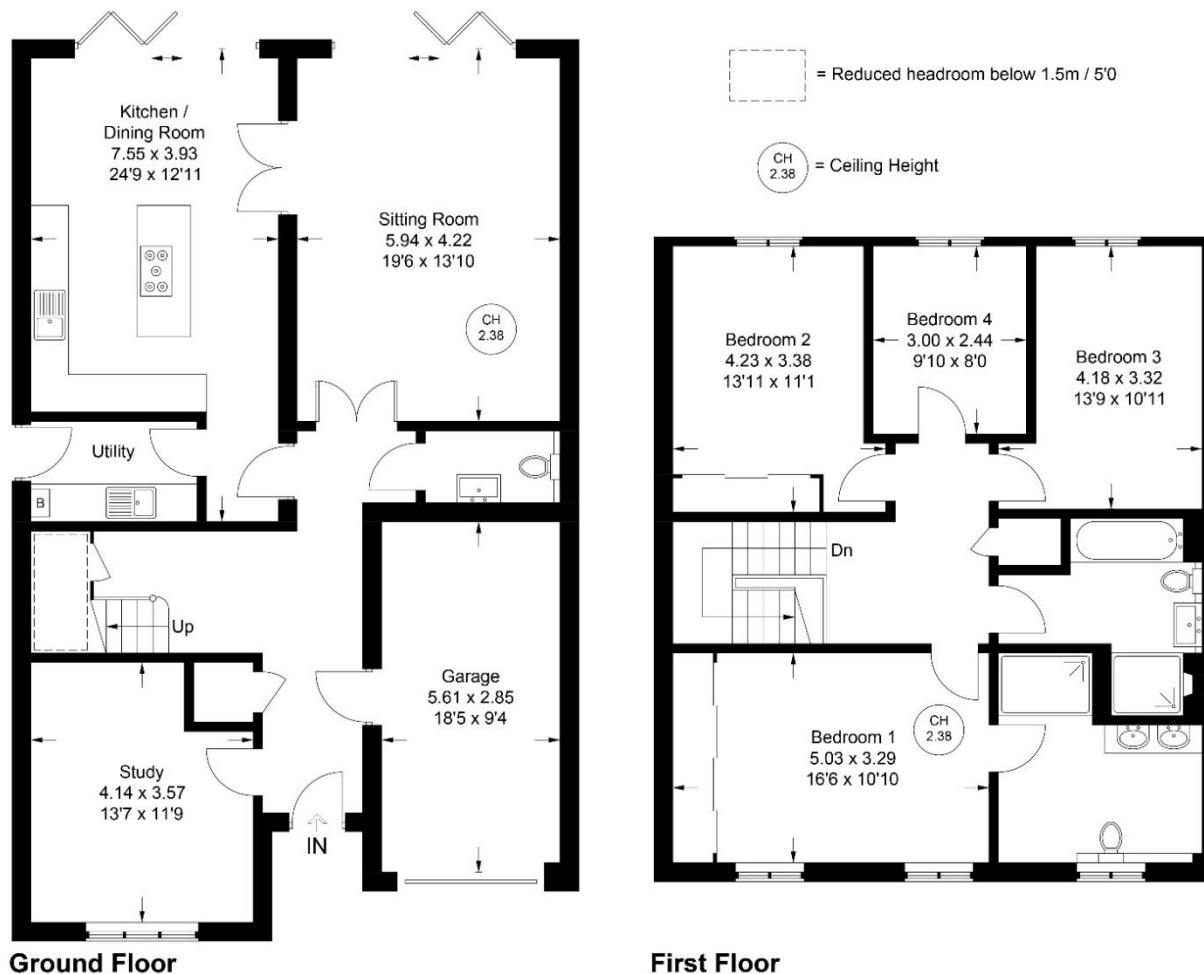
Additional Information

Council Tax Band: F

Tenure: Freehold

Ref: HTR2143





Ground Floor

First Floor

Rowan House, Hammersley Lane, HP10 8HF

Approximate Gross Internal Area

Ground Floor = 111.9 sq m / 1204 sq ft (Including Garage)

First Floor = 83.2 sq m / 895 sq ft

Total = 195.1 sq m / 2099 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.



TIM RUSS
& COMPANY

5 Penn Road, Hazlemere, Bucks, HP15 7LN

T: **01494 715544**

E: hazlemere@timruss.co.uk

www.timruss.co.uk