



Barn Cottage  
Penn

**TIM RUSS**  
& COMPANY



## Barn Cottage Church Lane Penn, Bucks HP10 8LN

A modern brick and flint four/five bedroom detached property in this desirable setting in the heart of Penn village.

**£1,275,000**



## The Property

Barn Cottage is a picturesque, detached property with attractive elevations. It offers an excellent choice of reception space, well equipped kitchen, four/five bedrooms and three bathrooms.

The property is situated in this highly regarded road, within a prime spot of Penn village, walking distance to everything this wonderful location has to offer.

The accommodation in brief comprises entrance hall, generous sitting room with gas fire opening to conservatory with double doors to west facing terrace, impressive kitchen/breakfast room with an extensive range of units, granite worktops, upstands and built in appliances, inner hallway, snug, utility, family room/bedroom five with double doors to rear garden.

To the first floor you will find the principal bedroom with ensuite bathroom and shower, guest bedroom with ensuite bathroom and shower, two further bedrooms (one currently used as a home office) served by a family shower room.

## Outside

To the front of the property is ample driveway parking leading to an attached double garage. To the rear of the property is a west facing garden with wide paved patio and further seating area, ideal for al fresco dining leading onto lawn, enclosed by mature shrubs and fencing.



## Location

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

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 8LN**

## Viewings

Strictly by appointment only.

## Mortgage

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

## Additional Information

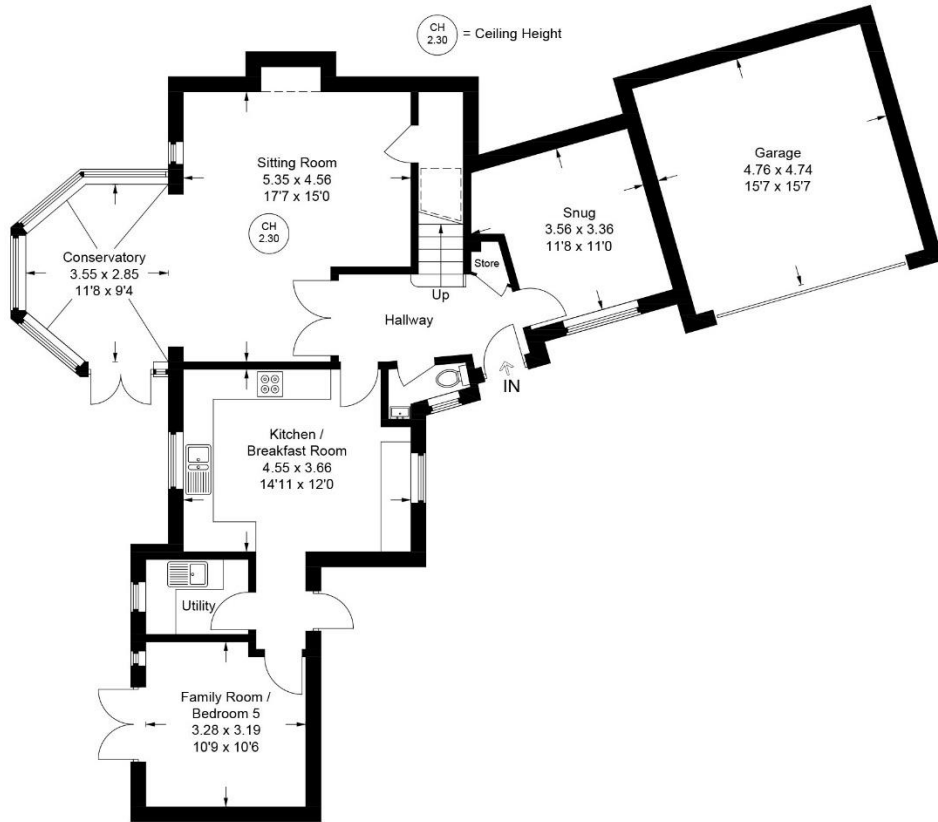
Council Tax Band: G

Tenure: Freehold

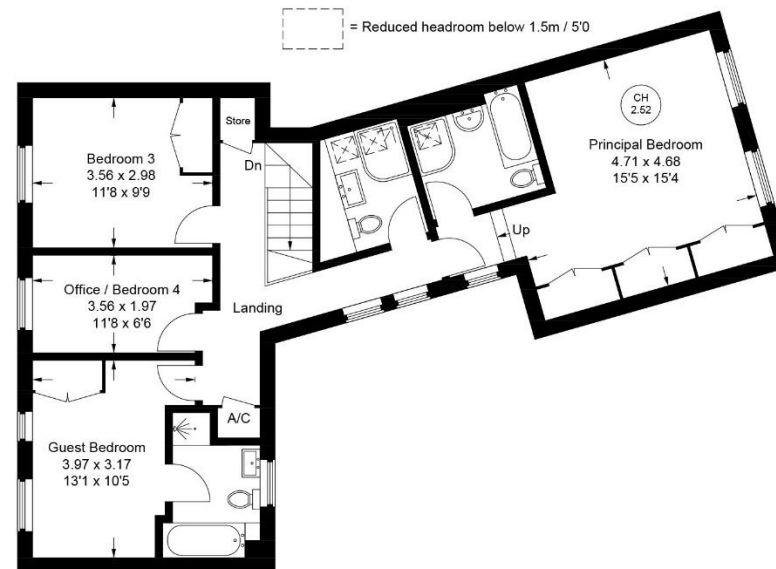
Ref: HTR2149

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		





Ground Floor



First Floor

## Barn Cottage, Church Road, HP10 8LN

Approximate Gross Internal Area  
 Ground Floor = 89.3 sq m / 961 sq ft  
 First Floor = 81.2 sq m / 874 sq ft  
 Garage = 22.3 sq m / 240 sq ft  
 Total = 192.8 sq m / 2075 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](mailto:hazlemere@timruss.co.uk)

[www.timruss.co.uk](http://www.timruss.co.uk)