



Rose Cottage, 1 Regius Court, Church Road, Penn - HP10 8RL

Offers Over £600,000

 **TIM RUSS**  
& Company



## Rose Cottage, 1 Regius Court

Church Road, Penn

- Ideal purchase for a professional person/s
- Perfect blend of old & new with modern facilities
- A charming converted grade II listed brick & flint cottage
- Located in the heart of Penn village
- Double aspect sitting room
- Kitchen/Dining room
- L shape study/bedroom two & cloakroom
- Double aspect master bedroom
- Well equipped bathroom
- Maintainable landscaped rear garden & two parking areas

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 and there is a shuttle bus from the pond at Penn to Waitrose in Beaconsfield.

Hazlemere and the larger centres of High Wycombe and Beaconsfield offer excellent shopping and sporting facilities and main line trains giving easy access to London. 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



Suitable for a professional couple and ideally located in the heart of Penn village is this charming, converted period semi-detached home, just a short stroll to village shops & the Common. A wonderful skilfully converted, Grade II listed brick and flint cottage offering contemporary styling coupled with all the conveniences of modern day living. Exposed beam work and brick and flint walling enhances the inherent charm of this unique home.

The stunning kitchen is well equipped with a range of German quality units with one and a half bowl sink unit with composite stonework surfaces. Integrated appliances include Zanussi fridge/freezer, Siemens oven with Siemens induction hob over, Caple pop up extractor fan, Zanussi dishwasher and washing machine. A step leads up to the dining area and cloakroom. The double aspect, light and airy sitting room again is accessed from the kitchen and enjoys garden views to the front. The ground floor 'L' shaped study/bedroom two, again a light and airy room with useful deep storage cupboard.

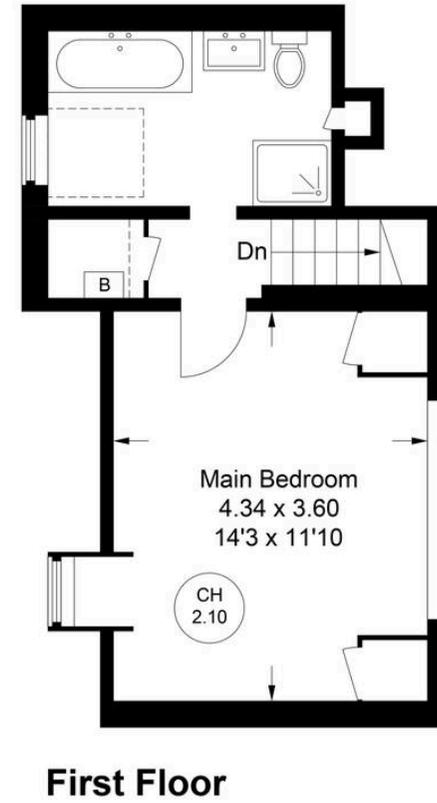
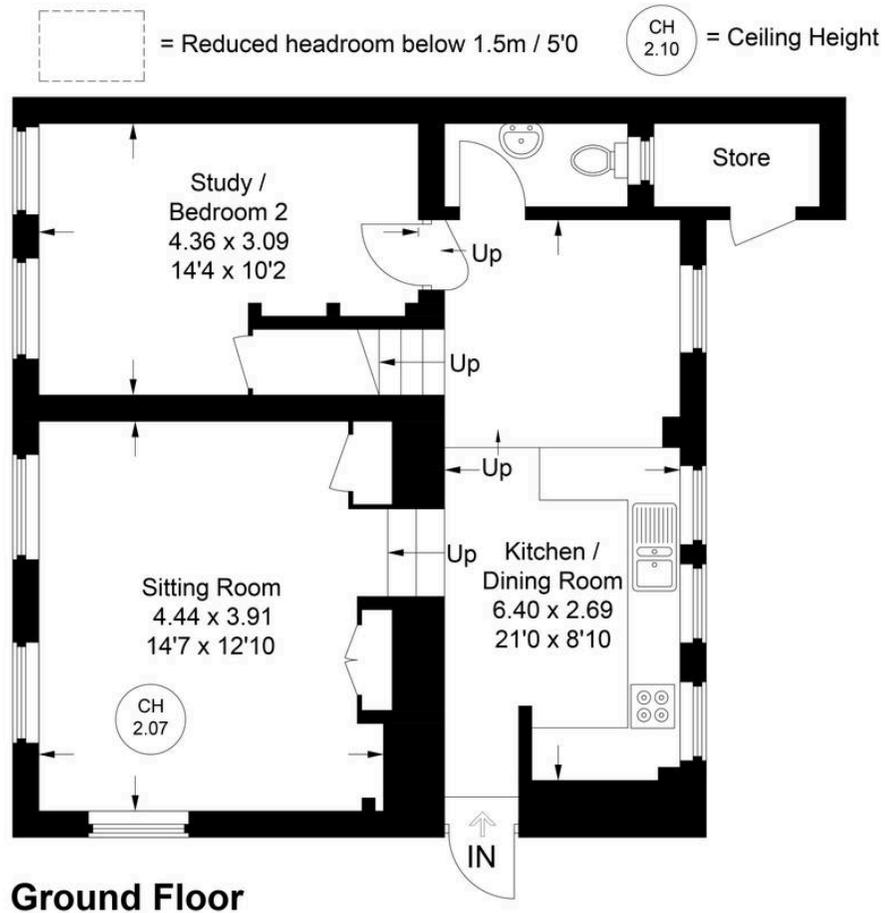
Stairs lead up to the first floor which has a useful storage cupboard housing the Ideal gas fired boiler on the landing. The double aspect master bedroom is well appointed, and the bathroom offers a four piece suite with both bath and separate thermostatic shower. Rose Cottage also has the advantage of both Sky and Satellite wiring.

**Council Tax band: C**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: C**





### Rose Cottage, 1 Regius Court, HP10 8RL

Approximate Gross Internal Area  
 Ground Floor = 56.5 sq m / 608 sq ft  
 First Floor = 28.1 sq m / 302 sq ft  
 Store = 1.8 sq m / 19 sq ft  
 Total = 86.4 sq m / 929 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 and Company

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