



Stonewall Bartons Road, Penn - HP10 8JN

Offers Over £1,100,000

 **TIM RUSS**
& Company



- Private road location
- Stunning detached family home
- Over 3000 sq ft of accommodation

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.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C



Set in a desirable private road location, benefitting from fabulous front and rear private gardens, is this fine detached family home of size and quality.

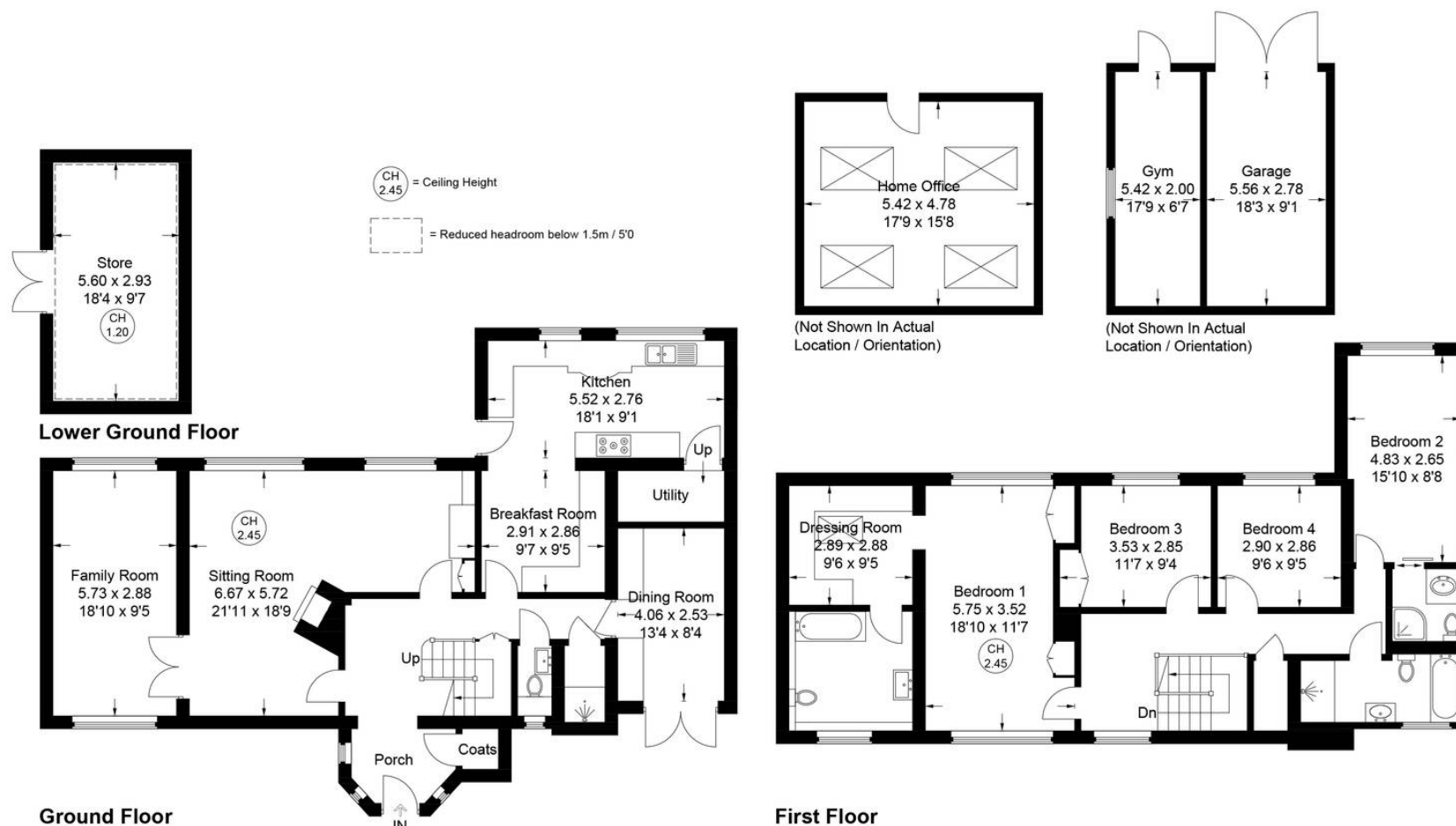
Stone Wall is an attractive detached family home, which has been extended and updated by the current owners and now presents in wonderful decorative order and enjoys over 3000 sq ft of light and airy accommodation.

The property is set in a tranquil and private location, yet walking distance to highly regarded schools and everything this wonderful village has to offer.

The accommodation in brief comprises large and welcoming entrance hall with coat cupboard, downstairs cloakroom, dual aspect and L shaped sitting room with an inset wood burning stove and bespoke fitted cabinets opening to family/cinema room with pull down projector and bespoke fitted cabinets. The large L shaped kitchen/dining room is fitted with a range of base and eye level units with granite worktops and splash backs and fitted seating area, side door to rear garden and door to utility room. Also, on the ground floor can be found a private dining room with double doors opening to the stunning and secluded sun deck.

To the first floor can be found dual aspect principal bedroom with door to beautifully appointed dressing room and ensuite bathroom, bedroom two with private ensuite shower room, two further double bedrooms, served by quality family bathroom.





Stone Wall, Penn, HP10 8JN

Approximate Gross Internal Area
 Ground Floor = 113.0 sq m / 1216 sq ft
 First Floor = 97.8 sq m / 1053 sq ft
 Outbuildings = 69.0 sq m / 743 sq ft
 Total = 279.8 sq m / 3012 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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