



Rowan House Hammersley Lane, Penn - HP10 8HF
£990,000



- Offered for sale with no onward chain and benefiting from wonderful far reaching views across the Gomm Valley
- Gated community of just five properties

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.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B



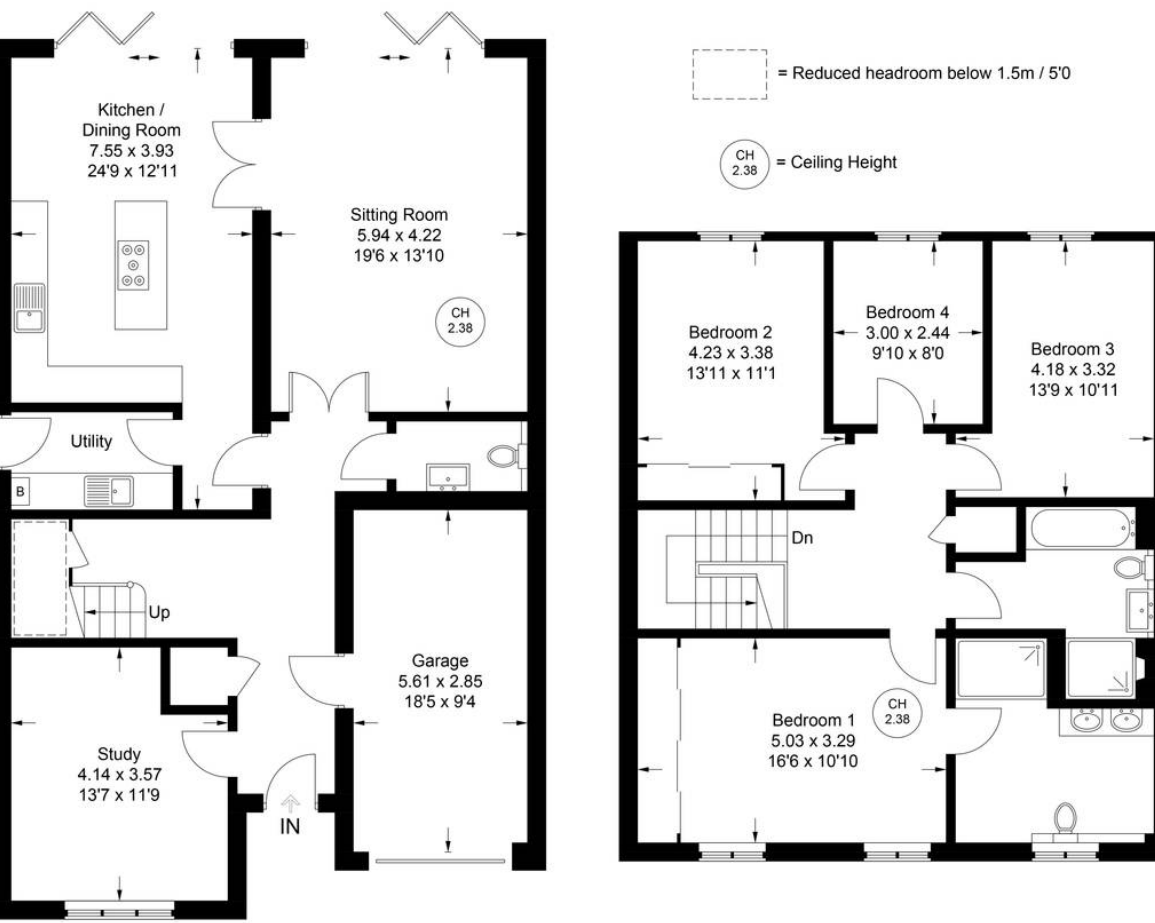
Offered for sale with no onward chain is this beautifully presented, brick and flint semi-detached family home benefiting from wonderful, far reaching views over the Gomm Valley. Rowan House is ideally located in an exclusive gated community of just five properties, built in 2019. Stand out features 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.

A welcoming entrance hall awaits with cloakroom, practical study, 19'6" sitting room and superb extensively fitted kitchen with AEG integrated appliances and large island unit with stone worktops. 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 ensuite shower room. Bedroom two also has fitted wardrobes. All three remaining bedrooms are serviced by the family bathroom.

The gated entrance gives access via a paved driveway to Rowan House and its garaging. The gardens both front and rear have been thoughtfully landscaped. The generous rear garden enjoys a delightful westerly aspect being mainly laid to lawn with well stocked borders. Immediately to the rear is a large terrace, well screened with a pergola enclosed with hedging and panelled fencing with mature trees.

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





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