



57 Southcote Way, Penn - HP10 8JS  
Guide Price £1,100,000

 **TIM RUSS**  
& Company



- Situated in a quiet cul de sac adjoining woodland is this five bedroom detached family home offering excellent scope to update & improve STPP
- This Georgian style property enjoys a sylvan setting on a generous plot, close to highly regarded schools, amenities, public transport links and beautiful countryside walks

Penn is a picturesque village with a wide open green and village pond; there are a number of local shops, good village pubs, doctors surgery, tennis club and just a short walk to the highly regarded Tylers Green First and Middle schools. Just three miles away is Beaconsfield New Town which has a range of shopping facilities including Sainsburys, Waitrose and M&S Simply Food. The main line train station has services to London Marylebone (25 mins approximately). Beaconsfield Old Town has many restaurants and public houses with the M40 (Junction 2) being only a short drive away giving access to London, Oxford, Birmingham and the M25 network. The area is well known for its excellent schooling and the retention of the grammar school system. The county is well served with sporting facilities including numerous golf, rugby and cricket clubs and leisure facilities.

**Council Tax band: G**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: D**



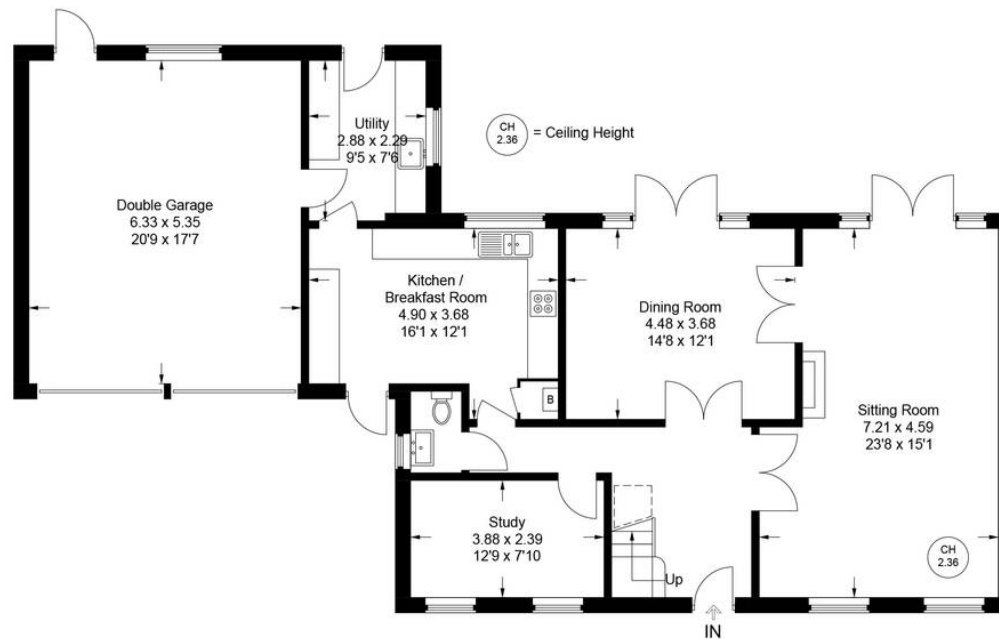
Situated at the end of a quiet cul de sac, nestled against a backdrop of tranquil woodland, this five-bedroom detached family home offers a prime opportunity for discerning buyers seeking to impart their own flair upon a property with vast potential, subject to obtaining the necessary planning permissions. The Georgian-style residence occupies a serene setting on a substantial plot, conveniently located within easy reach of reputable schools, local amenities, public transportation links & scenic countryside paths.

Upon entry, a warm and inviting reception hall leads to a spacious sitting room characterised by a feature fireplace and double doors leading out to the rear grounds. This level further comprises a study and a convenient downstairs cloakroom, as well as a formal dining room boasting double doors that open onto the rear outdoor space. The kitchen/breakfast room connects seamlessly to a utility room and offers direct internal access to the attached double garage.

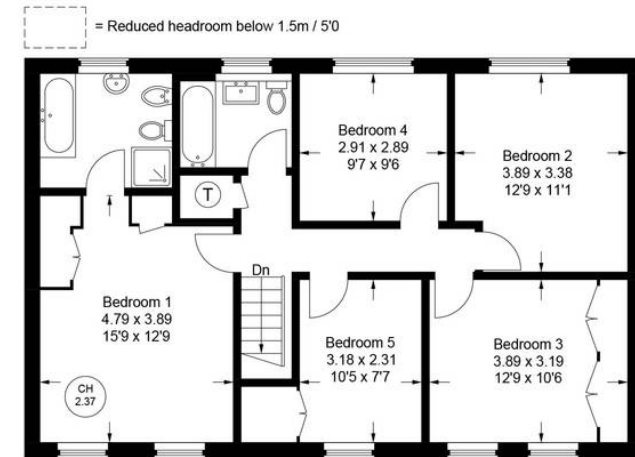
At the upper level, a generously-sized main bedroom awaits, complete with built-in wardrobes and an ensuite bathroom featuring a separate shower enclosure. The property offers an additional four bedrooms, two of which are equipped with their own wardrobes, serviced by a family bathroom for added convenience.

Outside, the property boasts ample driveway parking leading to the attached double garage, providing secure storage and parking facilities. Stepping out from the residence, a wide paved terrace unfolds, offering a delightful space for outdoor relaxation and entertaining. Descending from the terrace, residents will discover a heated swimming pool complemented by well-maintained gardens dotted with secluded seating areas, all enveloped by an array of lush, mature shrubs & trees.





**Ground Floor**



**First Floor**

## 57 Southcote Way, HP10 8JS

Approximate Gross Internal Area

Ground Floor = 133.4 sq m / 1436 sq ft

(Including Double Garage)

First Floor = 83.7 sq m / 901 sq ft

Total = 217.1 sq m / 2337 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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