



6 New Road, Penn - HP10 8DJ

Offers Over £1,000,000

TIM RUSS
& Company



- Built in 2007 and offered for sale with no onward chain, this property presents flexible living space and scope to add substantial value
- Walking distance to all village amenities, highly regarded schools, stunning countryside walks and excellent, convenient transport links
- Fantastic size family home with over 2500 sq ft of accommodation, offering huge potential to reconfigure to create a bespoke home

The picturesque village of Penn is known for its wide open common where residents often frequent the local café and delicatessen, village pond and its ancient woodlands being part of the Chilterns AONB; there are a number of excellent local shops, great village pubs, doctors' surgery, tennis, football and cricket clubs and the highly regarded Tylers Green First and Middle schools. The residents of Penn & Tylers Green benefit from the huge sense of community with many fun and entertaining functions that often take place on the local common throughout the year. Within close driving distance there are three train stations providing direct fast and frequent underground and mainline train services to London with the M40 and M25 easily reached from the village. The area is well known for the excellent grammar school system with both Beaconsfield High School (girls) and the Royal Grammar school (boys) within catchment.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C



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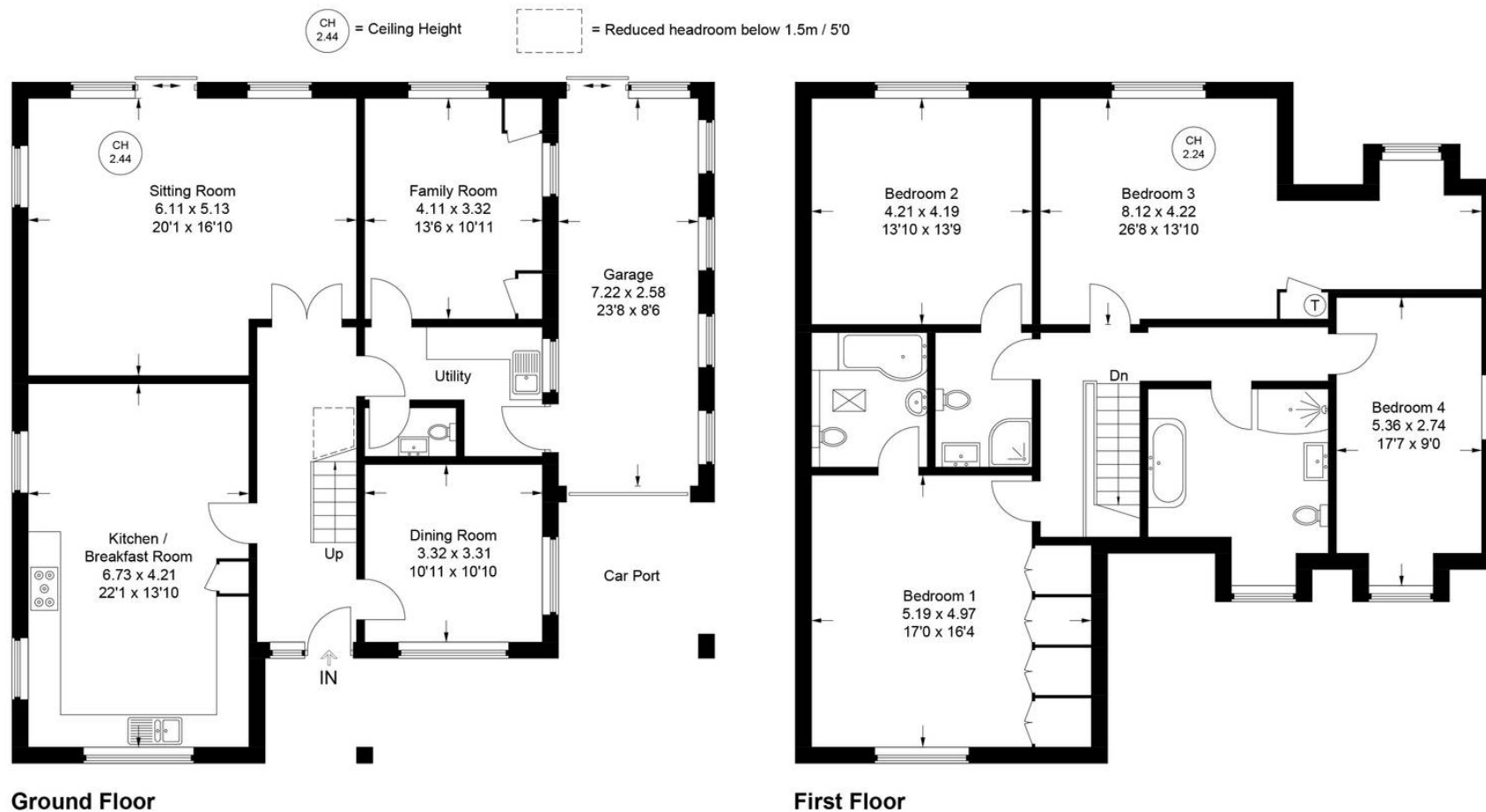
Offering over 2500 sq ft of accommodation, this stunning four double bedroom detached house presents a rare opportunity for those seeking a spacious family residence in a prime location, within a highly regarded village with excellent schools and transport links.

Upon entering, the bright and welcoming entrance hall leads to a spacious kitchen/diner/family room, complete with island, generous work space and storage, plus integrated appliances. The property features a 20ft sitting room with patio doors opening to the expansive rear garden, two additional reception rooms, and a utility room with a downstairs cloakroom.

There are four double bedrooms on the first floor consisting of a large master bedroom with bespoke fitted wardrobes and a generous ensuite bathroom, a second ensuite bedroom, and a luxury-sized family bathroom. The secluded rear garden is well stocked with mature trees and shrubs, a patio area, garden shed, and summerhouse.

Ample driveway parking alongside a carport and a double-length garage with side access to the rear completes this exceptional family home.





6 New Road, HP10 8DJ

Approximate Gross Internal Area

Ground Floor = 125.8 sq m / 1354 sq ft

First Floor = 118.3 sq m / 1273 sq ft

Total = 244.1 sq m / 2627 sq ft

(Including Garage / Excluding Car Port)

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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