



Rose Cottage  
Hammersley Lane

**TIM RUSS**  
& COMPANY





Rose Cottage  
Hammersley Lane  
Penn, High Wycombe  
Bucks HP10 8HB

A beautifully presented end of terrace period cottage of size and quality, backing onto paddocks, only a stroll to this coveted village.

**Offers in the Region of £775,000**





## A personal comment from the owner.

'We have loved living in this beautiful cottage for the past 18 years with the common and its lovely duck pond, village hall, deli, and local shop just a few minutes' walk away. Summer evenings spent sitting in the back garden watching the sunset over the paddock, red kites circling overhead, listening to the owls, and catching fleeting glimpses of bats. We'll miss our long walks in the surrounding countryside and woods only 5 minutes from the front door - often followed by a visit to one of the 3 excellent village pubs on the way home!'

## The Property

Rose Cottage successfully combines character and contemporary and in the owners hands has undergone a total transformation. There is planning permission for a two storey side extension.

The property offers a generous sitting room, an impressive kitchen/dining/family room addition with bifold doors plus separate utility and cloakroom.

To the first floor there are three generous bedrooms served by a stylish bathroom and excellent scope to convert the roof space to a fourth bedroom with ensuite subject to the usual consents.



## Outside

To the front of the property is ample driveway parking leading to an attached garage flanked by an area of lawn with a selection of mature trees and shrubs which decorate the front of the property beautifully.

Immediately adjoining the rear of the property is a wide decked terrace ideal for alfresco dining and entertaining leading onto level area of lawn with shrub and tree borders, enclosed by fencing.

## Location

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, 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.



## Directions

Post code for Sat Nav: **HP10 8HB**

## Viewings

Strictly by appointment only.

## Mortgage

Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

## Additional Information

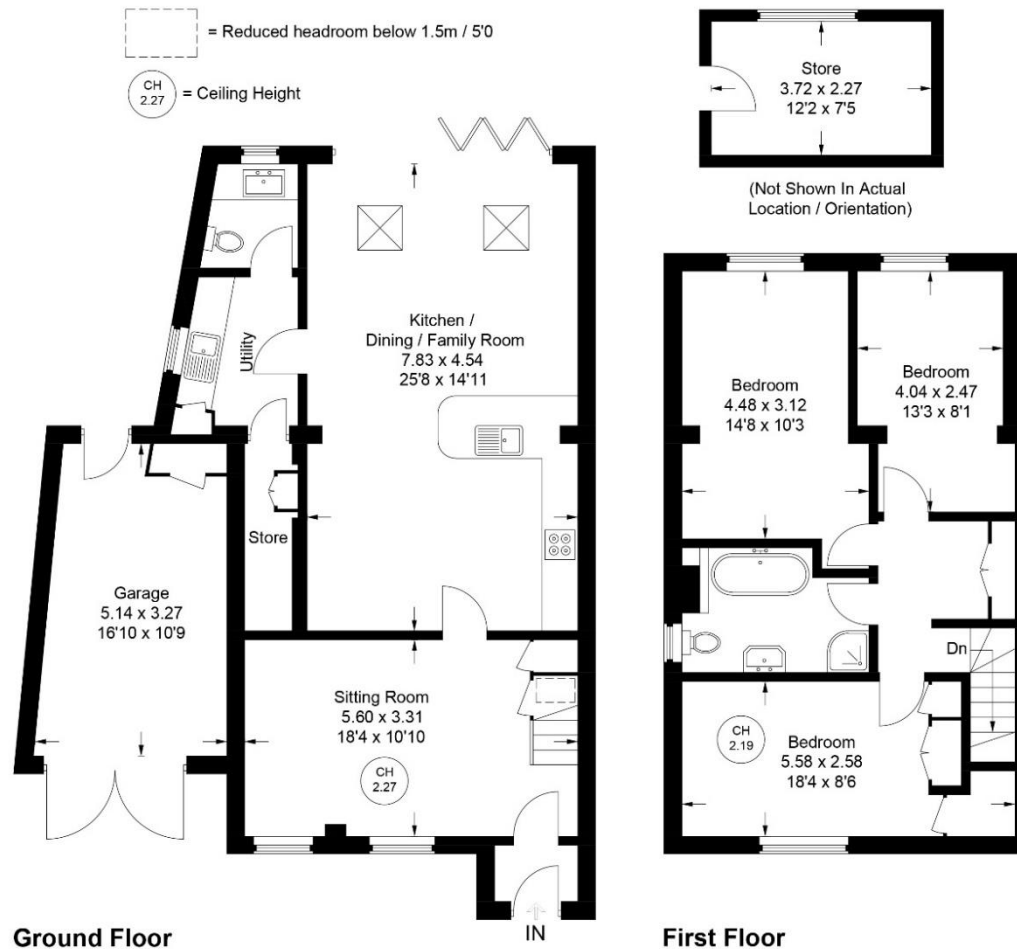
Council Tax Band: E

Tenure: Freehold

Ref: HTR2122

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





## Rose Cottage, Hammersley Lane, HP10 8HB

Approximate Gross Internal Area  
 Ground Floor = 69.3 sq m / 746 sq ft  
 First Floor = 52.6 sq m / 566 sq ft  
 Garage & Store = 24.6 sq m / 245 sq ft  
 Total = 146.5 sq m / 1557 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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