



Beacon Hill, Penn, High Wycombe, Buckinghamshire, HP10 8NJ

Asking Price | £1,500,000

Property Features

- Detached Family Home
- Superb Village Location
- 150ft Rear Garden with Stunning Views over Farmland
- Potential to Extend (STPP)
- Tylers Green School Catchment
- 4 Bedrooms
- 2 Bathrooms (Principal with Ensuite)
- Newly Fitted Kitchen/Breakfast Room
- Double Garage
- Awaiting EPC / Council Tax Band G

Full Description

Welcome to Honey Cottage, a charming detached home nestled along one of Penn's most coveted roads, offering a serene retreat within walking distance to the village centre and common. This meticulously extended property is ideal for anyone looking for a peaceful location whilst also being close to a beautiful village common and excellent transport links to London.

Upon entering, you are greeted by a warm and welcoming entrance hall, complemented by a convenient cloakroom. The ground floor unfolds to reveal a formal living room, adorned with doors that seamlessly open onto the rear garden, inviting the outdoors in. The heart of the home lies in the modern kitchen/breakfast/dining room, where doors lead to the rear patio and garden, perfect for al fresco dining and entertaining. The kitchen is appointed with contemporary fittings and appliances, accompanied by a utility room for added convenience.

Ascending the staircase, you'll discover four generously sized bedrooms, each offering its own unique charm. The principal bedroom is a sanctuary of tranquility, boasting breathtaking views over the garden and the majestic farmland. It features a modern ensuite shower room, offering a luxurious retreat. Bedrooms two and three also share in these stunning vistas, providing a serene backdrop for relaxation. Completing the accommodation is a spacious bathroom, complete with a large walk-in shower and a luxurious bath, perfect for unwinding after a long day.

The pièce de résistance of Honey Cottage is undoubtedly its expansive garden, stretching over 150ft in length. With picturesque views over farmland, this idyllic setting offers a peaceful haven amidst well-kept lawns and vibrant flower borders. A charming summerhouse provides the perfect spot to savor the sunset, adding to the enchanting ambiance of the outdoor space.

For commuters, excellent transport links to London are easily accessible, ensuring effortless travel to the bustling capital city. Additionally, Honey Cottage benefits from proximity to outstanding schooling options, making it an ideal choice for families seeking an exceptional education for their children.

At the front of the property, ample parking is provided for several cars, alongside the convenience of a double garage, completing this exceptional offering in Beacon Hill.



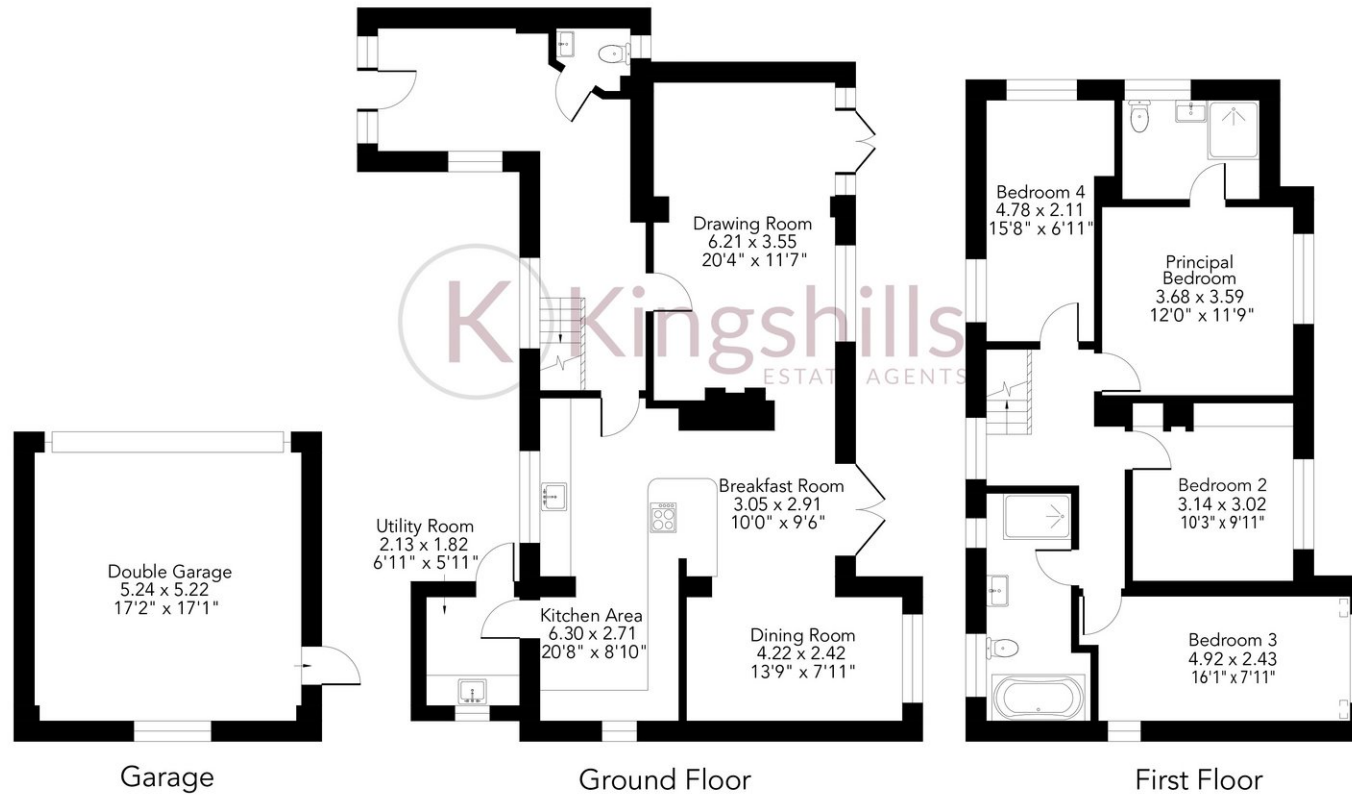






APPROXIMATE FLOOR AREA
House - 152.86 sq m - 1645 sq ft
Garage - 27.30 sq m - 294 sq ft
Total Area - 180.16 sq m - 1939 sq ft
(Gross Internal Area)

NOT TO SCALE
This plan is for illustration purposes only



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken 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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements