

Lane House Penn Buckinghamshire







An outstanding period home in the sought-after village of Penn.



Lane House is an outstanding detached residence, originally constructed in the early 1900's and completely upgraded over recent years to offer fantastic family accommodation.

Located in the sought after picturesque village of Penn, within walking distance of its amenities, yet only 2.5 miles from Beaconsfield New Town and the mainline railway station giving fast access to London Marylebone.



Lane House is of Edwardian construction and the property benefits from enjoying the features of this era, yet has been converted and altered to incorporate elements of modern day living. This has resulted in a character home, reconfigured for the 21st century. Approached via large entrance gates and with a large gravel driveway providing fantastic parking, this attractive home enjoys excellent living space throughout. The large reception hall with elegant balustrade staircase, the grand drawing room, sitting room and formal dining room all enjoy the fantastic south facing 1 acre grounds, being well proportioned with excellent ceiling heights. The highlight on the ground floor is the kitchen/breakfast/family room. The kitchen features bespoke floor and wall mounted units, with a breakfast bar. This leads through to the large family room/sun room, overlooking the grounds. A cloakroom, utility room, and boot room complete the living space.

There is underfloor heating to all tiled areas.



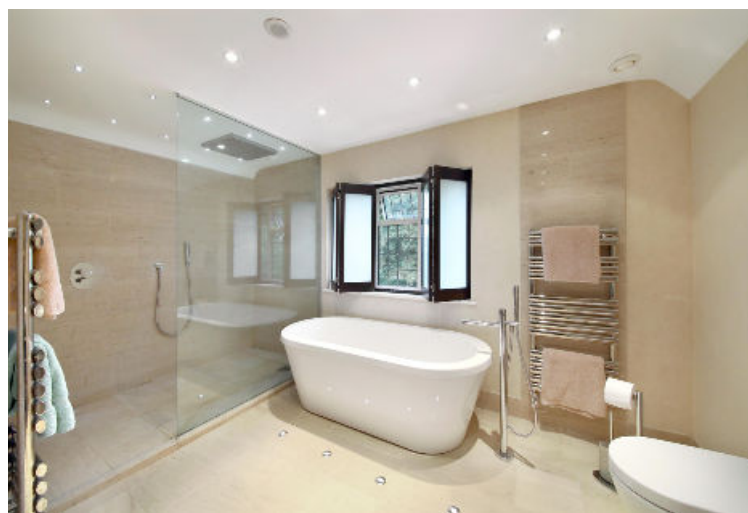
Lane House lies in the catchment area for a number of Ofsted rated 'outstanding' schools including The Royal Grammar and John Hampden Grammar Schools for boys and Beaconsfield High and Wycombe High Schools for girls. There are also top private schools nearby including Wycombe Abbey, The Royal Masonic, Berkhamsted School, Harrow, Merchant Taylors and Eton.







Village centre 0.4 miles
Beaconsfield 2.5 miles
London Marylebone 23 minutes
M40 (J3) 3 miles
Amersham 5 miles
London Heathrow 16.5 miles
Central London 29 miles
(All distances and times are approximate)



There are 5 bedrooms on the first floor. The fantastic master bedroom with a rear aspect, also benefits from a range of built-in wardrobes and a large re-fitted en suite bathroom with roll-top bath.

There are 2 guest bedrooms with en suite facilities, whilst the family bathroom services bedrooms 4 and 5.

Lane House benefits from a separate self-contained detached cottage, with 2 bedrooms, a large sitting room, dining room and a kitchen. This is ideal as an au-pairs suite, an office, teenagers pad or staff accommodation.

Outside the gardens and grounds extend to just over 1 acre. There is a triple garage with adjacent yoga studio and a separate summer house, currently used as a home office.

The gardens are landscaped and south-facing, mainly laid to lawn and interspersed with flower and shrub border and mature trees. There is a large terrace with separate patio area, perfect for outside entertaining.



Lane House

Approximate Gross Internal Area = 463 sq m / 4,988 sq ft
Outbuilding Floor = 94 sq m / 1,007 sq ft
Total = 557 sq m / 5,995 sq ft



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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Particulars dated November 2020. Photographs dated 2020.

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