



**Keegan White**  
ESTATE AGENTS

Flint House | £1,295,000





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## Features

- Stunning Inside & Out
- No Onward Chain
- Underfloor Heating
- West Facing Gardens
- Four Double Bedrooms
- Scope to Extend (STPP)

Entering into a spacious and bright entrance hall, double doors are seen at the far end that draw you into the living room, which is generous in its size and has bi-folding doors that lead out onto patio terrace. Adjacent to this is an expansive kitchen diner that has plenty of natural light filtering in through the windows that are to front, side, and rear. The kitchen has a centre-piece island, with all the appliances imaginable, including the Rangemaster oven, instant boiling water tap, filtered water tap, fridge and freezer, wine fridge, dishwasher, along with a good amount of storage units above and below the granite worktops. Leading off the kitchen and

discretely tucked away is the utility room, with its own side door to the gardens (a dog walkers necessity), and a further door leading into the garages. To the otherside of the house, there is a study and playroom, which could be flipped depending on need, and a guest cloakroom. The first floor has been re-modelled. Originally designed as a five bedroom house, the first owner changed it to a three bedroom property that provided an extensive master suite that extended across the whole of the rear of the house. The current owners reverted to a four bedroom layout serviced by an ensuite bathroom and dressing room to the master bedroom, along with





a contemporary family bathroom suite. Whatever your needs are, this house offers versatility! Externally, there is driveway parking for several vehicles to the front and there is gated side access to the rear. The west facing gardens are a pleasure to behold and have been landscaped over three enticing tiers. Providing privacy and seclusion, the gardens comprise of a sun and entertainment terrace immediately to the rear of the house, with steps down to a lawned garden. Pathways to side wind down to the lower section that woodland to the rear and a luxurious, circular and heated pergola that offers a perfect escape!

Beaconsfield's mainline railway station that offers fast services to London Marylebone (less than 1/2 an hour) and Oxford. For road commuters, Junction 3 of the M40 is within a three mile drive. There is local shopping at the village store and the Old Queens Head is one of a number of local pubs that the community enjoys. Schools are of high importance to many, and this specific location offers a great selection. There are the village's first and middle schools which are well regarded, and beyond these are the Grammar Schools of High Wycombe, with the addition of a selection of private schools within the surrounding areas.

Situated at the top of the hill on Hammersley Lane in Penn, a village situated within the Chiltern Hills and just over three miles from

Additional Information: Council Tax Band: G Energy Performance rating: B (84)

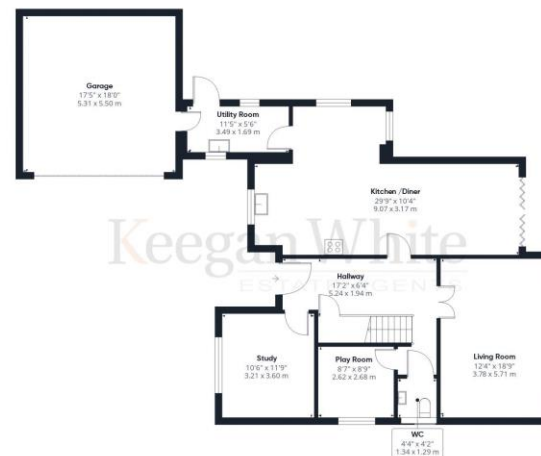




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Ground Floor



Floor 1

Approximate total area<sup>m</sup>  
2229 ft<sup>2</sup>  
206.9 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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