



Keegan White
ESTATE AGENTS

Flint House | Penn | Monthly Rental Of £3,500



Features

- Stunning Inside & Out
- Underfloor Heating To Ground Floor
- Three Reception Rooms
- West Facing Gardens
- Four Double Bedrooms
- Master Suite

The front door leads into a bright entrance hall with twin glazed at the far end leading into the living room that is generous in its size and has bi-folding doors opening onto the 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 other side of the house, there is a study, a playroom, and a guest cloakroom. The first floor there are four bedrooms and a family bathroom, with the master bedroom serviced by an ensuite bathroom and dressing room. Externally, there is driveway parking for several vehicles and the double garage, with gated side access to the rear. The west facing gardens are landscaped and set over three tiers, providing a degree of privacy and seclusion. The owners propose to retain the gardener at their expense.



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 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.

Additional Information:

Gardener proposed to be included.

Council Tax Band: G

Energy Performance rating: C (80)

Holding Monies: One week's rent at £807

Security Deposit: £4,038

Full Referencing Required





Approximate total area⁽¹⁾

2229 ft²

206.9 m²

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