



White Rose Cottage, Church Road, Penn, Buckinghamshire, HP10 8EJ

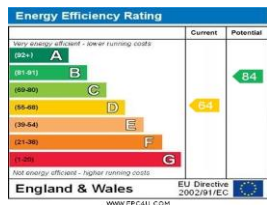
*Welcome to White Rose Cottage, a piece of Penn history, which we believe was originally built around the mid 1700's, being part of the Ashwell Estate, and nestled within a highly desirable conservation area opposite Penn Common. No Onward Chain.*

Character Semi Detached Cottage | Built Mid 1700's | Stunning Penn Common Setting | Entrance Hall | Cloakroom | Living Room | Dining Room | Fitted Kitchen | Rear Vestibule | Three Bedrooms With Ensuite To Principal Bedroom | Bathroom With Separate W.C. | Large Front Garden | Private Rear Garden | Double Length Garage | Gas Central Heating | No Onward Chain |

A unique opportunity to acquire a piece of history in this semi-detached cottage, situated in the much sought after Penn/Tylers Green village, and although in need of modernisation, this idyllic property oozes character and charm with its beamed rooms and untold history. The front of this property overlooks Penn Common and there is a large front garden/drive leading to a double length garage. Once inside, there is a hallway leading through to the downstairs cloakroom and dining room. The living room is dual aspect and has a feature open fireplace that currently incorporates a log burner. There is a fitted kitchen with a small vestibule leading to the rear garden. Upstairs you will find three bedrooms, bathroom with separate W.C., and an ensuite that services the principal bedroom. Outside to the rear, is a quaint garden that is mainly laid to lawn with an initial patio area and rear door leading to the garage. The cottage currently has gas central heating and comes to market with no onward chain. Very rarely does a property such as White Rose Cottage become available in such a sought-after village location - MUST BE VIEWED.

**Price... £650,000**

Freehold



## LOCATION

Situated opposite Penn Common... Much sought after location... Part of this extremely popular Chiltern Village... Within The Conservation Area.... Catchment area for Tylers Green Schools.... Catchment for the excellent Grammar Schools.... Convenient for M40 with three separate junctions within a 15 minute drive.... Fast London bound trains at High Wycombe (3 miles) Beaconsfield (4 miles) and Amersham Underground Station (5 miles).... Heathrow Airport (16 miles).... Local amenities include Doctors Surgery and convenience store.... Extensive range of amenities and shops in neighbouring Hazlemere including dentist, vets, library and various shops, Tesco Express, Little Waitrose, Coop Supermarket and a pharmacy....

## DIRECTIONS

From the office of The Wye Partnership in Hazlemere at the crossroads, proceed on the B474 towards Penn/Beaconsfield. After approximately 1 mile turn right into New Road. Continue along and then after approximately 1/4 mile take the left into Church Road and continue along and the property will be found on your right hand side identified by a Wye Partnership 'For Sale' Board.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band G

### EPC RATING

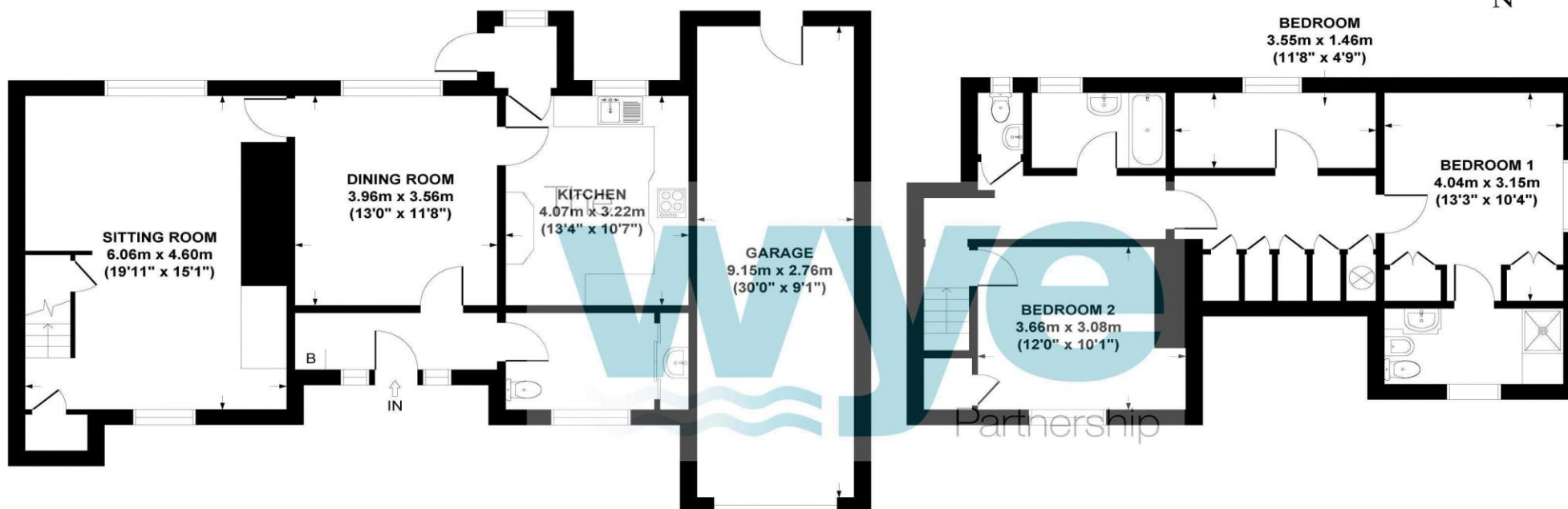
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### MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*





GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 71 SQ M / 760 SQ FT

GARAGE  
GROSS INTERNAL  
FLOOR AREA 25 SQ M / 272 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 58 SQ M / 629 SQ FT

**WHITE ROSE COTTAGE, CHURCH ROAD, PENN, HP10 8EJ**  
**APPROX. GROSS INTERNAL FLOOR AREA 154 SQ M / 1661 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

3 Market Parade, Hazlemere, Bucks, HP15 7LQ

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The **wye** Partnership