



**Mardi, Penfold Lane, Holmer Green, Buckinghamshire, HP15 6XW**

*Superb spacious detached chalet with 4/5 bedrooms, 2/3 reception rooms, in a superb location!*

Originally Built In The 1960's And In Recent Years Extended And Refitted To A High Standard | Flexible Accommodation | To The Ground Floor Are 3 Bedrooms With One Currently Used As A Study | Large Entrance Hall | Large Family Bathroom | Living Room With Access To The Private Rear Gardens | Open Plan Kitchen/Dining Room | To The First Floor There Are 2 Double Bedrooms And A Family Shower Room | Driveway For Approximately 4 Cars | Carport And Larger Than Average Garage | Gas CH To Radiator And Sealed Unit Double Glazing | Property Owned Solar Panels That Generate A Very Healthy Annual Income | No Upper Chain!

A deceptively spacious detached chalet on the outskirts of this beautiful Chiltern village, a short walk from village common, pond and shops, plus Local schools for children of all ages. A very well presented property with flexible accommodation that must be viewed to appreciate the size and finish.

From the entrance porch is a large 'L' shaped hallway, with a living room opening to the rear gardens. The kitchen breakfast/dining room is open plan and spacious. Three bedrooms to the ground floor (one currently being used as study) and a large bathroom/shower room.

To the first floor, there are two double bedrooms and a shower room. Gas fired radiator central heating and sealed unit double glazing featured throughout - plus solar panels that are owned outright and provide an annual income. Outside of the property the rear gardens are private and well enclosed by mature hedging. The front garden is of good size, again well established, plus a driveway serving a carport and larger than average garage.

**Price... £650,000** Freehold



## LOCATION

On the outskirts of this ever popular village yet just a short walk from the village, Common, Pond, choice of pubs and shops, which includes a convenience store and pharmacy, hairdressers, Take Aways, Cafe and so much more .... Further local amenities in neighbouring Hazlemere to include Library, Doctors, Dentist and more shopping facilities.... Village Pond and Common near-by.... Good village schools, which cater for children of all ages.... Catchment to excellent Grammar Schools.... High Wycombe (3 miles) and Amersham (4 miles) both with London bound trains.... Three M40 access points are approximately 15 minutes' drive with the M25 and M1 easily accessible....

## DIRECTIONS

From the Hazlemere office of The Wye Partnership leave the crossroads along the Holmer Green Road and at the mini-roundabout take the second exit, ascending Sawpit Hill. At the brow of the hill, turn right into Wycombe Road and continue along as the road changes name to Browns Road and then goes through the village. At the end of the road (with The Common on your left) turn right into Penfold Lane and continue along where you will find the property on the left hand side.

## ADDITIONAL INFORMATION

Council Tax band F

EPC band B

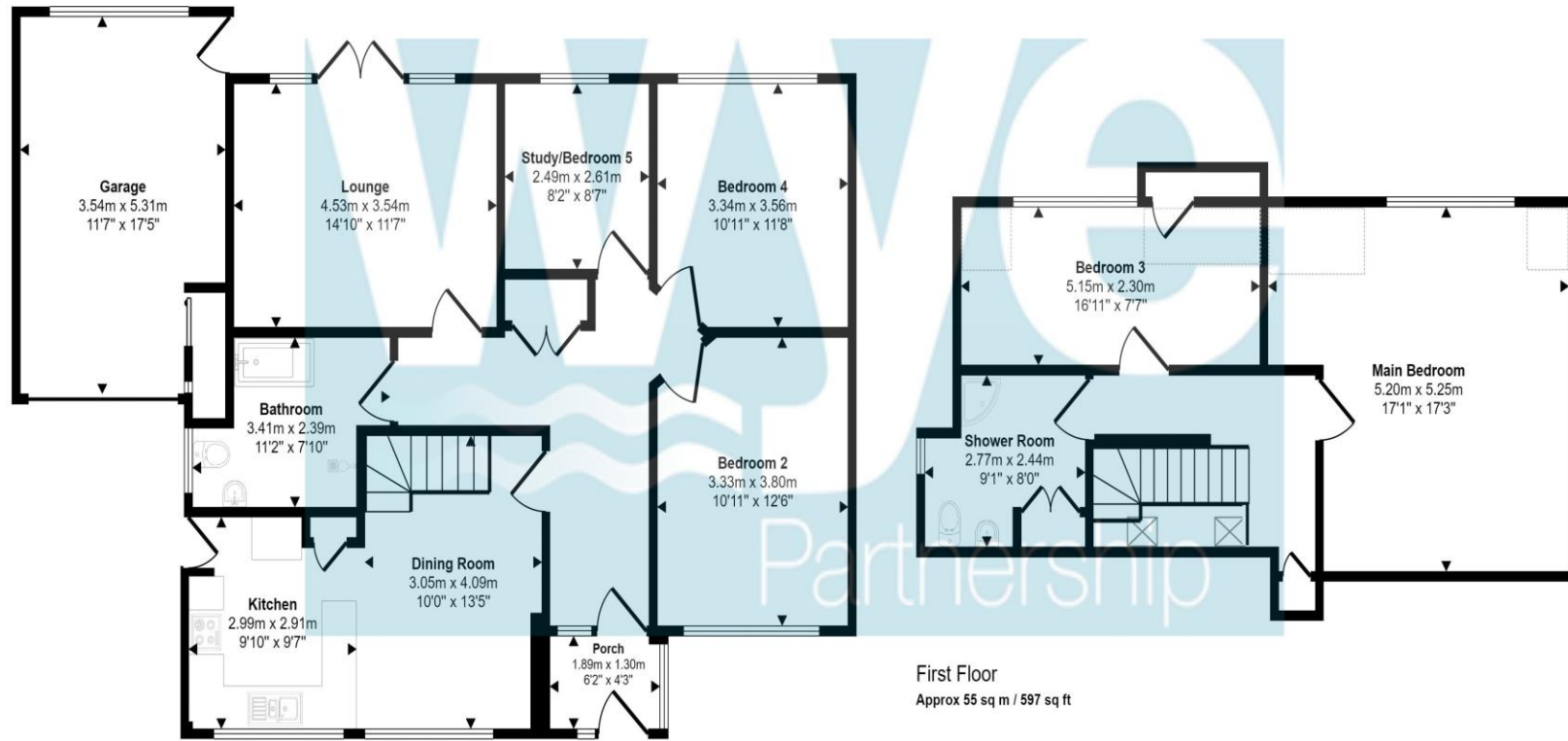
## MORTGAGE

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.*



Approx Gross Internal Area  
170 sq m / 1831 sq ft



First Floor  
Approx 55 sq m / 597 sq ft

Ground Floor  
Approx 115 sq m / 1235 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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The **wye** Partnership