

A photograph of a two-story, cream-colored house with a dark grey roof and two chimneys. The house has several windows, some with white frames. A gravel driveway leads to the house, bordered by a metal gate and a stone wall. The stone wall has a small plaque that reads "DOVECOTE". The house is surrounded by greenery, including bushes and trees. The sky is blue with some clouds.

Dovecote, Sandpits Lane, Penn, Buckinghamshire, HP10 8HD

A detached house, which requires a program of refurbishment or ideally replacing with a brand new property (STPP) and is located in an idyllic Penn location, on a private road with a plot length in excess of 375ft.

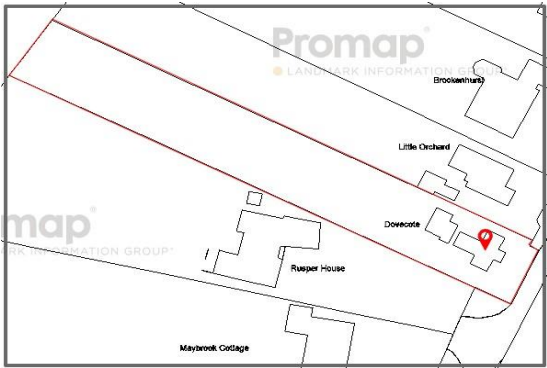
Development Potential | New Home Rebuild Recommended (STPP) | Detached House | Large Plot Approximately 375ft Length x 50ft Width | Driveway | Backing Onto Fields | Prime Penn Location | Private Road |

Positioned in one of Penn's most sought after, private roads, an extremely rare and exceptional opportunity to acquire and create your perfect home from the ground up. The house sits on a sizeable plot, in a prime location and requires complete rebuilding, therefore full demolition offers a blank canvas to design and build your dream home, STPP. The current detached house has three bedrooms to the first floor with a small bathroom and on the ground floor there are two reception rooms, a kitchen, utility room and cloakroom. The plot size is approximately 375ft in length and 50ft in width, providing a driveway to the front and large garden to the rear that backs onto fields. This site provides ample space and flexibility for a modern designed, luxurious, family home that takes full advantage of its surroundings. Penn village is a short distance away where you will find a convenience store, good schools, the village pubs and common. As mentioned already, this is a rare chance to secure land in a highly desirable pocket of Penn, where opportunities like this seldom arise.

Price... £700,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc-uk.com		



LOCATION

Extremely sought after location... Part of this popular Chiltern Village with a mixture of detached dwellings in various sized plots.... Close to The Chilterns Area of Outstanding Natural Beauty... Catchment area for the good local schools.... Catchment for the excellent Grammar schools.... Convenient for M40 with three separate junctions within a 10/15 minute drive.... Fast 25 minute London bound trains at High Wycombe (2 miles) Beaconsfield (4 miles).... Amersham Metropolitan Underground Station (5 miles).... Heathrow Airport (16 miles).... Village amenities include convenience store and charming country pubs.... Further range of amenities at neighbouring Hazlemere (2 Miles) including Doctors, dentist, vets, library, supermarket and coffee shops.... Large shopping centre in nearby High Wycombe.... Wycombe Retail Park a short drive away....

DIRECTIONS

From The Wye Partnership Hazlemere office at the crossroads, proceed on the B474 towards Penn/Beaconsfield. After approximately 1 mile turn right into New Road. Continue up the hill and after approximately 1/4 mile take the left hand turn into Church Road. Continue along and turn right into Hammersley Lane by The Old Queens Head. Proceed along Hammersley Lane and then turn right into Sandpits Lane (Private Road). Continue along, bearing right and Dovecote will be found on your right hand side towards the end of this private road.

ADDITIONAL INFORMATION

We have been informed by the owner there is an approximate £200 annual maintenance fee for the upkeep of the road.

COUNCIL TAX

Band F

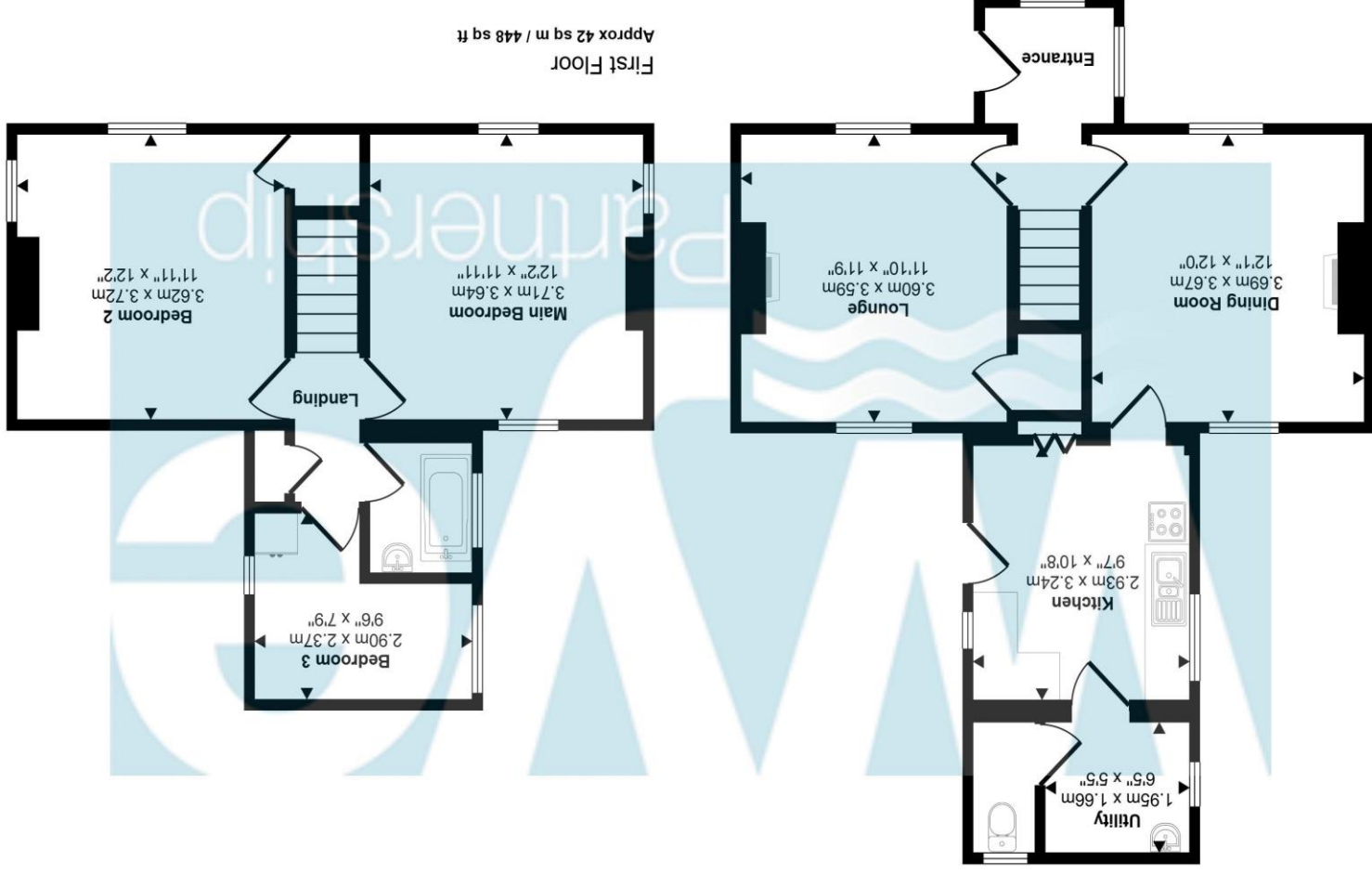
EPC RATING

D





Approx Gross Internal Area
91 sq m / 980 sq ft



First Floor
Approx 42 sq m / 448 sq ft

Ground Floor
Approx 49 sq m / 532 sq ft

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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