



3 The Larchlands

Penn

£800,000



Robertsons

3 The Larchlands Penn Buckinghamshire HP10 8AB

Located in the picturesque village of Penn, in one of its most desirable private roads backing onto Common Wood and neighbouring Penn Wood, this attractive 1930's four bedroom and three reception room detached family home is situated on a generous, secluded plot which offers significant potential to extend with active planning permission to do so. Access to the woodland from the rear of this property makes it ideal for families and dog owners alike. Within easy walking distance of Penn Common and duck pond in addition to a selection of village public houses, traditional shops and other village amenities, this house is perfectly located to enjoy the best of village living. The school catchment is excellent for all ages, with options being the Tylers Green Schools for younger children and several sought after Grammar Schools for older children. Beaconsfield is just three miles from the property through quiet country roads and offers access to the M40 as well as having a train station on the Chiltern Line which arrives in London Marylebone in as little as 22 minutes.

[VIEWINGS AVAILABLE 7 DAYS A WEEK]

Penn

Penn and Tylers Green are adjoining villages forming a single community approximately 3 miles from Beaconsfield and 4 miles from High Wycombe, surrounded by delightful Chiltern countryside in a designated Area of Outstanding Natural Beauty. The Communications are excellent with the motorway network (Junction 3 of the M40) at Loudwater being just under 3 miles away or Junction 2 at Beaconsfield around 4 miles away, giving simple access to London (approximately 30 miles to Central London) and Heathrow (approximately 19 miles). A Chiltern Line train service to London Marylebone and Birmingham runs from both Beaconsfield and High Wycombe.

Buckinghamshire is regarded as one of the top educational areas in the country and Penn & Tylers Green has a highly sought after primary school and middle school, with excellent Secondary and Grammar Schools within easy reach including the Royal Grammar School for boys and Beaconsfield High School and Wycombe High School for girls. There are also exceptional private schools for all ages locally.

The country lifestyle awaits in Penn with a superb choice of quaint village public houses (many of which enjoy roaring open fires), traditional shops, sports and social club and a central common area with duck pond and acres of woodland, but modern amenities are also on hand with a doctors surgery, more modern stores and several bus stops giving access to neighbouring towns.

Planning Permission

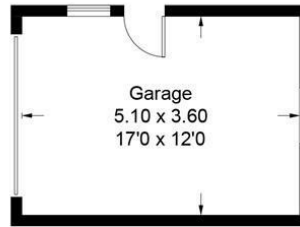
Planning permission has been granted for a single storey front, two storey rear and single storey side extensions, significantly increasing the overall size of what is already a very generous family home.

Visit <http://www.chiltern.gov.uk/viewplanningapplications> for further information and enter application number: CH/2017/2018/FA

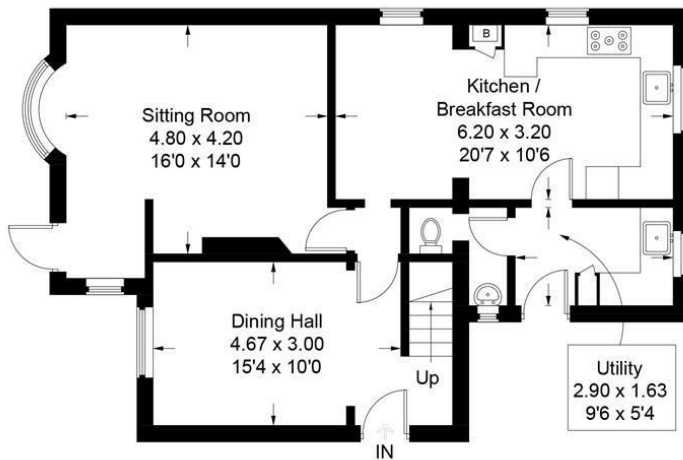




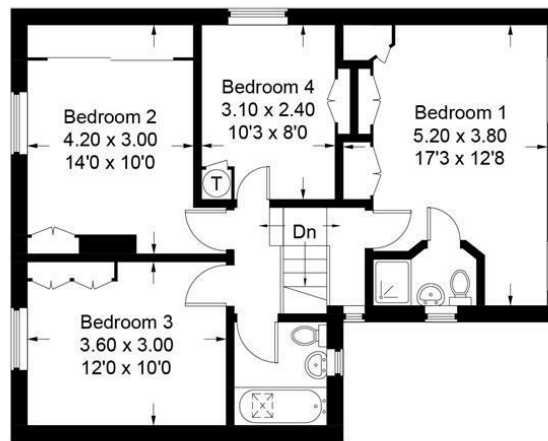
Approximate Gross Internal Area
 Ground Floor = 69.7 sq m / 750 sq ft
 First Floor = 62.7 sq m / 675 sq ft
 Garage = 18.6 sq m / 200 sq ft
 Total = 151.0 sq m / 1625 sq ft



(Not Shown In Actual Location / Orientation)



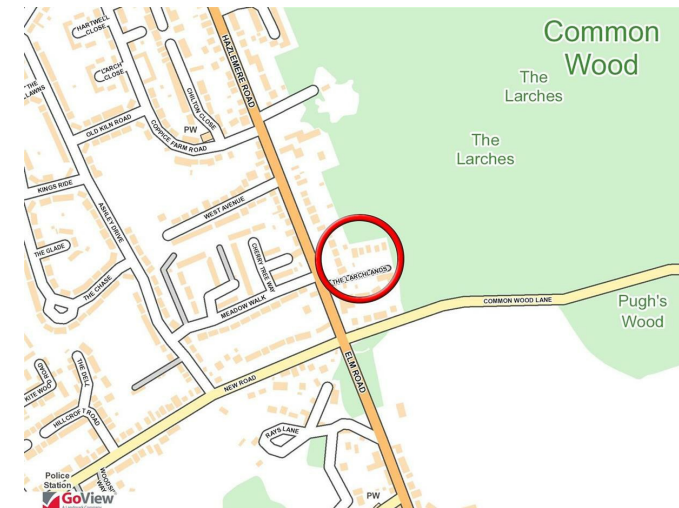
Ground Floor



First Floor

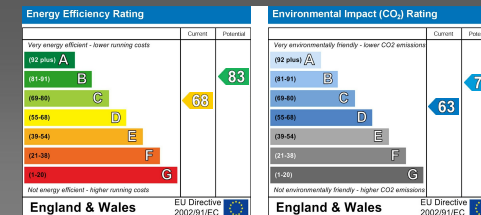
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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