



Acorn Cottage, Penn Street - HP7 0PX

Guide Price £1,650,000

TIM RUSS
& Company



Acorn Cottage

Penn Street, Amersham

- Wonderful Village Location
- Overlooking The Common
- Fabulous Garden 0.35 Acre
- 6 Bedrooms 2 Bathrooms
- 4 Reception Rooms
- Large Kitchen/Breakfast Room

You couldn't ask for a more quintessentially English village setting than this, adjoining the common and just a stroll from the Squirrel public house, which overlooks the cricket ground on the green, it is so idyllic you can almost hear the sound of leather on willow. Yet you are only a short drive of all the arterial routes for commuting by road or rail. Penn Street is fortunate to have two public houses, a sought-after primary school, gym and village church with its notable steeple. The local walks are spectacular through 435 acres of ancient woodland known as Penn Wood part of the Chilterns AONB. Shopping and recreational facilities can be found in nearby Amersham, Beaconsfield and High Wycombe, all of which have rail services into London Marylebone or Baker Street in as little as 30 minutes. The local school education options are second to none, with the Grammar Schools in Amersham and High Wycombe, plus the option of Godstow preparatory School.



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A charming detached family home in an enviable position overlooking the common in this much admired village. Acorn Cottage has been the much-loved family home of the current owners for the last twenty four years, who have extended and expanded the accommodation which has been meticulously maintained over the years.

A front door opens into a reception hall, with a cloakroom and staircase to the first floor. The comfortable sitting room is at the front with a fireplace and views out over the common. There is a large study or family room and separate dining room with doors out to the garden. The large kitchen/breakfast room is fitted with a comprehensive range of units and integrated appliances with an adjoining utility room. The breakfast area opens into a generous conservatory which is a perfect spot to while away the time overlooking the beautiful garden. On the first floor the main bedroom looks out over the common and has a large ensuite bathroom. There are three further double bedrooms on this floor served by a family bathroom. The attic has been converted to create two further bedrooms. The property is approached via a five-bar gate leading to a generous gravel driveway providing ample parking, with a neat area of lawn and colourful borders. There is a large double garage with twin doors. The rear garden is an absolute delight and a real testament to the owners.

Council Tax band: G EPC Energy Efficiency Rating: D

Tenure: Freehold





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Approximate Gross Internal Area
 Ground Floor = 120.6 sq m / 1298 sq ft
 First Floor = 92.2 sq m / 992 sq ft
 Second Floor = 34.7 sq m / 373 sq ft
 Garage = 31.0 sq m / 334 sq ft
 Total = 278.5 sq m / 2997 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy 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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