





THE COTTAGES

Penn Street, Amersham, Buckinghamshire



A VERY PRETTY PERIOD COTTAGE IN A SOUGHT-AFTER LOCATION

Situated in a sought-after village location, The Cottages date back in part to the 15/16th century and sit within the conservation area, the generous accommodation is complemented by gardens and paddocks of approximately 2.4 acres.

			EPC
4	2	6	E

Local Authority: Chiltern District Council

Council Tax band: G

Tenure: Freehold

Services: Mains electricity, water and gas, private drainage



THE COTTAGES

The accommodation is as shown in the floor plans. Approached from the driveway through to a generous reception hall, flanked on one side by the drawing room leading to a snug and a conservatory and on the other, by the dining room and kitchen/breakfast room a lovely vaulted room centred around an electric Aga. The ground floor also benefits from a wonderful reception room with utility room and cloakroom off. This end of the house (the southern end) was originally the village shop and offers great flexibility for a number of different uses.

On the first floor are four good sized bedrooms with two bathrooms accessed by two separate staircases. In addition, there is a good sized loft storage room with its own staircase. Throughout the property as many character features as possible have been retained and this combined with a more modern feel to the kitchen and bathrooms, creates a unique family home.







LOCATION

Penn Street is a very pretty village situated just outside of Amersham. It benefits from two Public Houses, a village hall, a gym, a Church and an active Cricket Club. The village overlooks Penn Wood, which is one of the largest ancient woodlands in the Chilterns Area of Outstanding Natural Beauty.

Within the village is a well-regarded Church of England combined school within walking distance. The house lies in the catchment area for a number of Ofsted rated 'Outstanding' schools including Dr Challoner's Grammar school for boys, Beaconsfield High and Dr Challoner's High schools for girls and many private prep and senior schools.

Communications locally are excellent with access on the Metropolitan Line to London from Amersham and via the Chiltern Line to London Marylebone from Amersham and Beaconsfield. The M40 is close by giving access to the M25 and National Motorway Network.







GARDENS & GROUNDS

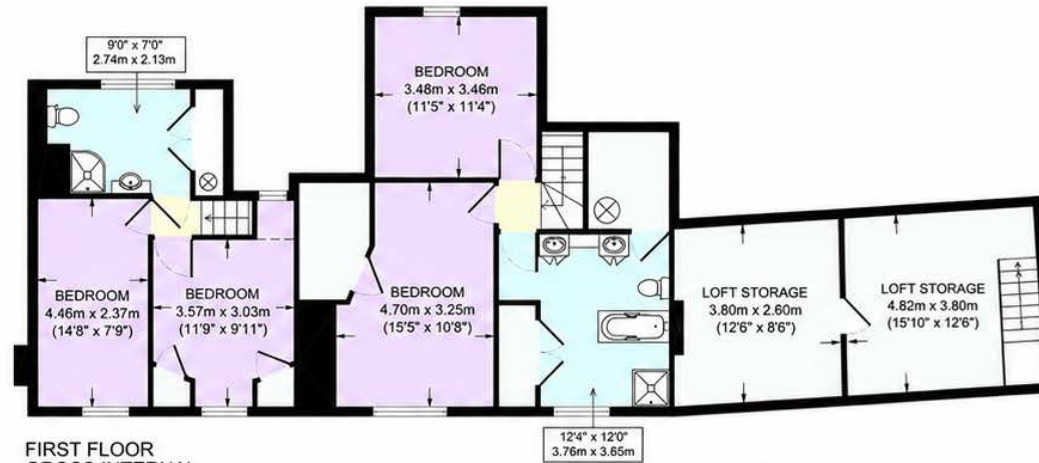
Approached from the lane via a wide driveway providing parking for a number of vehicles, a pedestrian path leads from here to the front door.

To the front (western aspect) of the house is a good size lawn area with shrub beds and to the side of the house is a gated access leading to further parking and the rear garden. Laid principally to lawn, interspersed with floral beds and borders, the rear gardens are wonderfully private and bounded by mature hedges and specimen trees.

Beyond the rear garden, with gated access is a lovely paddock/field extending to approximately 2 acres, it has some fencing/hedging and mature trees.







FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1238 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1464 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 2702 SQ FT / 251 SQ M
THE COTTAGES, PENN STREET, HP7 0PX

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

(Including Basement / Loft Room)
Approximate Gross Internal Area = 686.3 sq m / 7387 sq ft

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. (ID767266)



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