



Elm Road, Penn, Nr. Beaconsfield, Buckinghamshire, HP10 8LQ

Guide Price: £1,545,000

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ACCOMMODATION SUMMARY: Entrance Hall | 3 Reception Rooms | Open Plan Kitchen/Dining Room | Utility | Cloakroom | Boot Room | Boiler Room | Principal Bedroom with Balcony and En Suite | Bedroom Two with Fitted Wardrobes and En suite | Three Further Bedrooms | Family Bathroom | Electric Gated Entrance | Driveway | Bike Store | Patio Terrace with Sun Canopy | Gardens of Approx. 0.23 Acres | Air Source heating | UFH with balanced insulation

The property has been occupied by the current owners for over 12 years, during which time it has undergone extensive internal and external refurbishment and extension. Combining traditional features from the original architect-designed build with thoughtfully placed modern elements, this home works seamlessly as a well-balanced yet stylish family/lifestyle space.

Located in the heart of a highly desirable Chiltern village, it is ideally positioned for local amenities and excellent commuter connections. Set within its gardens, the exterior is low maintenance yet sustainable, perfectly complementing this contemporary home, which sits beautifully within the Conservation Area.

The interior begins with a striking bronze-clad entrance door opening into a wide reception hall, lit by an overhead roof lantern. Retaining architectural features such as open brick interior walls and open oak stairs, the home immediately feels anything but ordinary.

The ground floor is thoughtfully designed for modern family living. The substantial sitting room provides a fantastic entertainment space, with bi-folding doors opening effortlessly onto the patio and flowing seamlessly into the well-appointed kitchen/dining room. Boasting premium cabinetry, granite surfaces and a central island, bi-folding doors open onto a private canopied terrace, extending the living space for effortless year-round entertaining.

Four further double bedrooms, including a secondary en-suite guest room, whilst the remaining bedrooms are all served by a beautifully





appointed family bathroom. With an Air Source Heat Pump, remaining Government Grant payable and high-spec insulation, the addition of solar panels to the roof would make this an extremely efficient, low-cost property to run.

OUTSIDE: Approached through electric gates, the entrance opens onto a generous gravel driveway with ample parking. The secluded gardens are enclosed by mature hedging and specimen trees, creating a wonderfully private setting.

The outdoor spaces are carefully designed for both quiet relaxation and larger-scale entertaining, with the garden divided into distinct zones. To the rear, a sophisticated kitchen terrace, complete with retractable sun canopy, is framed by lush architectural planting, creating a sheltered green oasis for alfresco dining.

From here, the flow continues naturally to a further south-facing terrace and generous lawn, wrapping around the side of the house. This provides a beautifully secluded space for outdoor living, with a Bike Store discreetly positioned behind a hidden door to the front, alongside useful outbuildings and a greenhouse within the vegetable garden.

TENURE: Freehold

LOCAL AUTHORITY: Buckinghamshire Council

SERVICES: Mains gas, electricity, water & drainage



SITUATION: Situated on prestigious Elm Road in the heart of Penn, *Dolphins* enjoys a peaceful village setting, whilst remaining within easy reach of excellent commuter connections, including Beaconsfield railway station and the M40.

Penn is widely regarded as one of Buckinghamshire's most desirable villages, characterised by historic cottages, ancient beech woodlands and a strong community spirit centred around its iconic village green and pond. Life here has a distinctly classic country charm, with much of village life closeby.

Notable landmarks include The Red Lion, beautifully positioned overlooking the water, and The Crown, a historic inn offering a more refined dining experience. For a broader choice of amenities, the prestigious town of Beaconsfield is just minutes away, offering boutique shops, artisan bakeries and everyday essentials, including Waitrose and Marks & Spencer.

COUNCIL TAX: BAND G

EPC RATING: C

DIRECTIONS: What3Words /// yacht.bead.safety

FOR ENQUIRIES QUOTE: KB-1250



Approximate Gross Internal Area
 Ground Floor = 141.0 sq m / 1,518 sq ft
 First Floor = 110.0 sq m / 1,184 sq ft
 Total = 251.0 sq m / 2,698 sq ft
 (Including Bike Store)

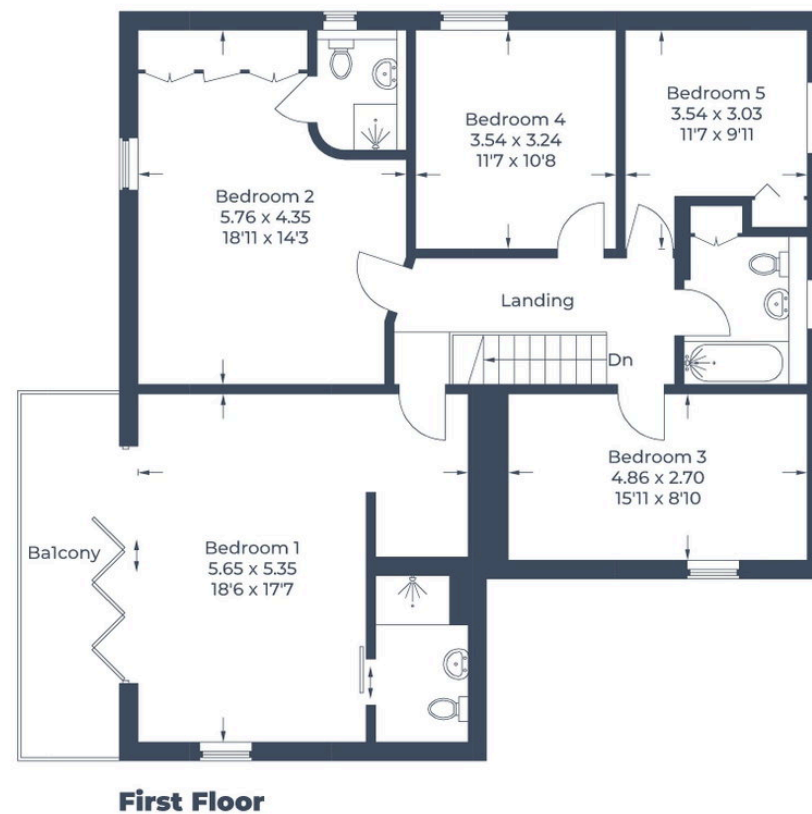
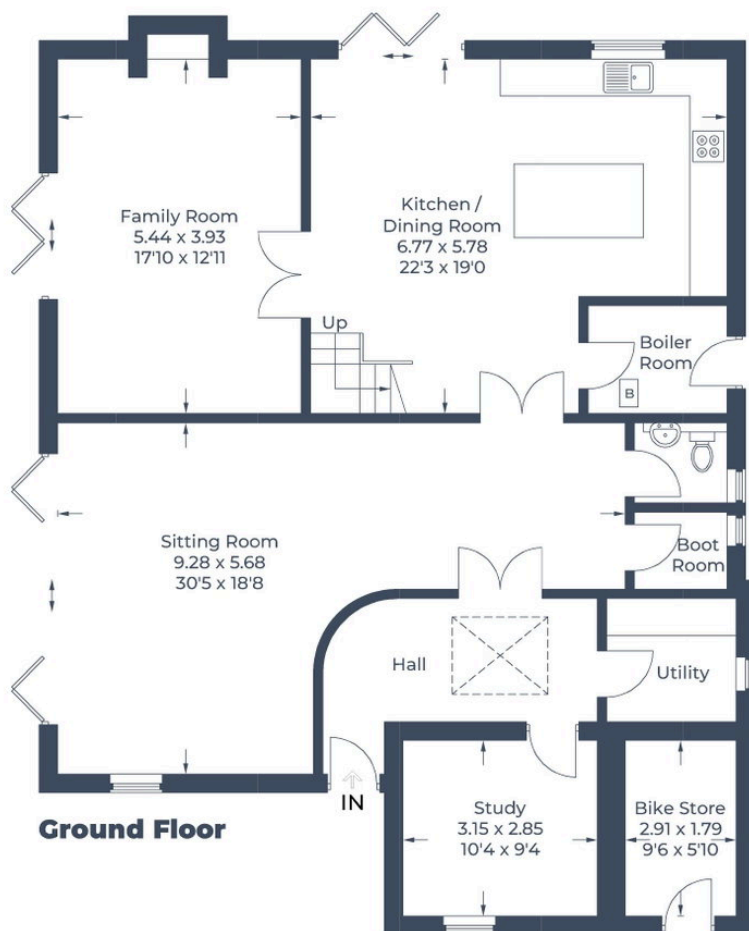


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