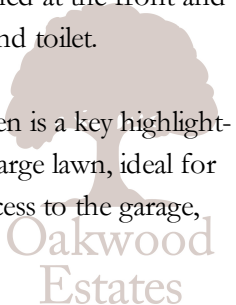




Upon entering the property, you are welcomed by a bright and spacious hallway that immediately sets a warm and contemporary tone. To the right, internal access is provided to the integral garage, while ahead, the home opens into a thoughtfully designed layout perfect for family living and entertaining. To the left, the generous sitting room features a beautiful bay window that floods the space with natural light, offering a comfortable and elegant setting for both relaxation and hosting guests. Moving through the hallway, the rear of the home reveals an impressive open-plan kitchen and dining area. The kitchen is fitted with an extensive range of high-quality eye-level and base units, sleek countertops, a central island, and integrated appliances including a gas hob, double oven, and dishwasher. Bi-folding doors extend across the rear, seamlessly connecting the indoor space with a large timber decking area, ideal for alfresco dining and summer gatherings. Adjacent to the kitchen is a well-equipped utility room with ample storage and direct access to a side door, as well as a convenient ground-floor WC tucked neatly beside it.










Ascending to the first floor, the home offers four well-proportioned bedrooms, each designed with comfort and functionality in mind. The principal bedroom is a standout feature, boasting a luxurious ensuite shower room, a dedicated dressing area, and bi-folding doors leading out to a private roof terrace with elevated views across the garden. Bedrooms two and three are almost identical in size and well-suited for children or guests, while bedroom four is positioned at the front and benefits from close proximity to the modern family bathroom, which includes a bath, basin, and toilet.

Externally, the property is set on a generous plot with mature planting and excellent privacy. The rear garden is a key highlight-measuring approximately 150 feet in length, it features a substantial decked terrace with steps down to a large lawn, ideal for family activities or quiet enjoyment. To the front, the gated driveway provides off-street parking and access to the garage, alongside a side gate for rear access.





Property Information

-  4 BEDROOM DETACHED HOME
-  LARGE DECKING AREA
-  CIRCA 150 FT WEST FACING REAR GARDEN
-  COUNCIL TAX BAND- G
-  2055 SQ FT
-  INTEGRAL GARAGE AND DRIVEWAY PARKING
-  0.24 ACRE PLOT
-  RGS/ JOHN HAMPDEN CATCHMENT AREA
-  EPC- D

					
x4	x2	x2	x4	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Local Area

Nestled within the picturesque Chiltern Hills, Penn is a highly sought-after village in Buckinghamshire, known for its blend of rural charm and accessibility. Situated approximately three miles northwest of Beaconsfield and four miles east of High Wycombe, Penn offers residents a tranquil countryside setting within easy reach of urban amenities.

Local Schools

South Buckinghamshire is well-renowned for its outstanding selection of both state and independent schools, and is one of the few counties in England that continues to offer grammar school education.

- Curzon Church of England Combined School
- Tylers Green First School
- Tylers Green Middle School
- Dr Challoner's Grammar School
- Beaconsfield High School
- The Royal Grammar School, High Wycombe
- The Beacon School
- Davenies School
- Pipers Corner School
- Godstowe Preparatory School

We recommend that you check with the local authority or school to ensure you meet the criteria of your chosen educational institution

Transport Links

High Wycombe Station: Approximately 1.9 miles away offering regular

services on the Chiltern Railways line to London Marylebone, typically taking around 30 minutes.  
Beaconsfield Station: Located about 2.7 miles from Penn, providing services on the Chiltern Railways line to London Marylebone.  
Bourne End Station: Approximately 3.2 miles away with services connecting to Maidenhead and London Paddington.

Local Bus Services

Arriva Beds and Bucks 11 Bus: This bus route connects High Wycombe Bus Station to The Pond in Penn, with stops including Hazlemere and Tylers Green. Services operate daily from 07:00 to 20:00, with varying frequencies.  
Carousel Buses 577 Service: Running between Hazlemere and Beaconsfield, this service passes through Tylers Green and Penn.

Road Access

M40 Motorway: The M40 is accessible via Junction 3 at Loudwater, approximately 2 miles from Penn, facilitating easy road access to London and the Midlands.

Council Tax

Band G

Floor Plan

