



**Manor Road,**  
**Penn**









# Manor Road,

## Penn



Little Touchwood, Manor Road, Penn is set on one of Penn's most prestigious private roads, Little Touchwood is an exceptional five-bedroom family residence occupying a generous 0.4-acre south-west facing plot, offering outstanding potential for extension (STPP) and beautifully designed living space throughout.

From the moment you arrive, the home makes a striking impression. Electronically operated gates open onto a substantial driveway providing parking for up to eight vehicles, together with a detached single garage. The entrance driveway is framed by mature laurel hedging, which is fully owned by the property and provides excellent privacy. Stepping inside, a spacious and light-filled entrance hall immediately sets the tone for the elegant accommodation beyond, enhanced by beautiful wooden flooring and recessed spotlighting. A stylish downstairs cloakroom with built-in storage cupboards adds further practicality. The ground floor center's around a superb open-plan kitchen and dining area, perfectly designed for modern family living and entertaining. The bespoke Mark Wilkinson kitchen features a central island, butler's sink, integrated fridge freezer, double oven, gas hob, microwave and built-in coffee machine, creating a highly functional yet sophisticated culinary space. French doors open directly onto the garden terrace, allowing the kitchen and dining space to flow effortlessly outdoors during the warmer months. A separate utility room, fitted with washer and dryer facilities, provides additional convenience and leads to an adjoining courtyard area. The principal living room is a particularly impressive and inviting space, overlooking the large rear garden and centered around a beautiful Chesneys fireplace. Recessed lighting and a statement chandelier enhance the room's elegant ambience, while French doors provide direct access to the patio terrace. A second versatile reception room offers flexibility as a family room, gym or home office.

Upstairs, the luxurious principal bedroom suite provides a superb private retreat, featuring a spacious walk-in dressing room, elegant chandelier lighting and a beautifully appointed en-suite bath and shower room with tiled flooring and contemporary spotlighting. A freestanding bath adds a further touch of luxury. The bedroom also enjoys direct access to a private terrace, recently resurfaced and offering potential for additional decking. In the warmer months, the terrace is framed by a charming wisteria-covered balcony that enjoys tranquil views over the garden. Two further generous double bedrooms benefit from built-in wardrobes and their own en-suite bath or shower rooms.

Bedroom three also enjoys a pleasant outlook over the rear garden, while bedroom four offers additional flexibility and is complemented by a freestanding wardrobe. A stylish family shower room serves the remaining bedroom. Externally, the beautifully private rear garden enjoys a sunny south-west facing orientation and is predominantly laid to lawn, designed for ease of maintenance while offering a peaceful and secluded setting. A spacious patio terrace and dedicated outdoor seating area provide the perfect space for al fresco dining and entertaining.

Little Touchwood benefits from double glazing throughout together with gas central heating and is presented in a tasteful neutral décor, allowing new owners to personalise the space to their own style. Residents enjoy a welcoming and friendly community atmosphere, with local events including walking groups, wine tastings and seasonal celebrations at the nearby church, alongside an active neighborhood WhatsApp group. The village itself offers a delightful village green, traditional pubs and a village hall, while the nearby town of Beaconsfield, less than ten minutes away, provides an excellent selection of boutique shops, restaurants, cafés and everyday amenities.

### 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

Little Touchwood offers excellent commuter access, located under 10 minutes from Beaconsfield and High Wycombe stations, which provide trains to London Marylebone in under 30 minutes. The M40 (junctions 2 or 3) is within 5 miles, connecting to the M25 and Heathrow Airport.

#### Key Transport Links:

Train Stations: Beaconsfield Station and High Wycombe Station are the primary, close-proximity options for fast, direct services to London.  
Road Access: The M40 motorway is easily accessible, providing quick routes to London, Heathrow Airport, and the M25 orbital motorway.

Bus Services: Local bus services, including those operated by Carousel Buses, service the wider High Wycombe and Penn area.

Location Benefits: Situated in a quiet, private road in Penn, yet close to the amenities of both Penn and Hazlemere.

### Adaptions

Opportunity to extend the loft into 3 bedrooms and a en-suite, add a sky light at the top of the stairs, Mark Wilkinson Kitchen, Handmade Strachan Wardrobes, Chesney Fireplace, Fibre-optic, Miele Appliances. Levelled the garden out, Resurfaced the terraced, potential to add decking area.

### Additional Information

Local Authority  
Buckinghamshire Council. Council Tax Band G.

#### Services

The property benefits from mains water, gas, electricity and drainage.



## Key Features

- 5 bedroom detached family home
- Gravel Based Impressive Driveway
- Stunning Integrated Kitchen with Central Island and Miele Appliances
- Single Garage and Parking for Eight Vehicles
- Spacious Bedrooms with Built-in Wardrobes
- EPC - D
- Chesneys fireplace
- Stunning Wooden Floors
- Large Master Bedroom with Separate Dressing Room and Balcony
- Quiet Residential Private Road
- Council Tax Band - G

					
<b>x5</b>	<b>x3</b>	<b>x4</b>	<b>x6</b>	<b>Y</b>	<b>Y</b>
<b>Bedrooms</b>	<b>Reception Rooms</b>	<b>Bathrooms</b>	<b>Parking Spaces</b>	<b>Garden</b>	<b>Garage</b>



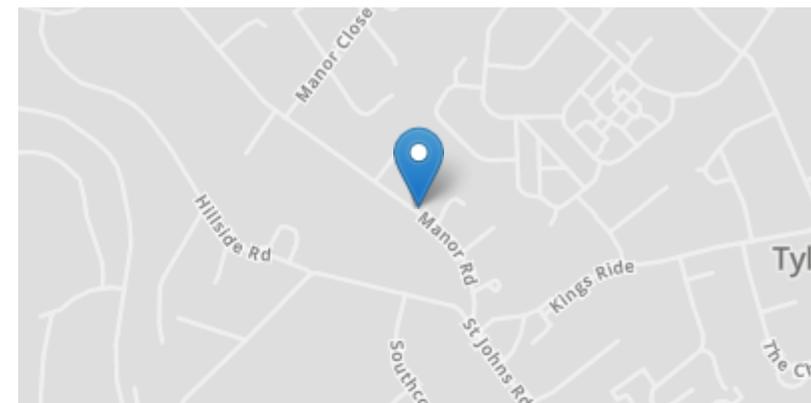
## Marketing Office Contact Details

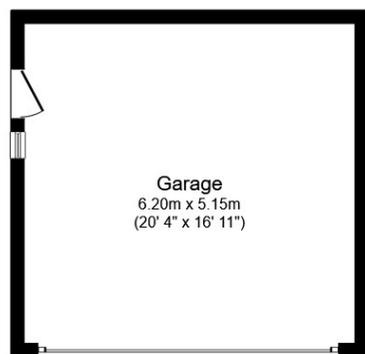
-  1, The Highway, Beaconsfield, HP9 1QD
-  01494 296123
-  beaconsfield.enquiries@oakwood-estates.co.uk

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>67</b>	<b>76</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Property Location





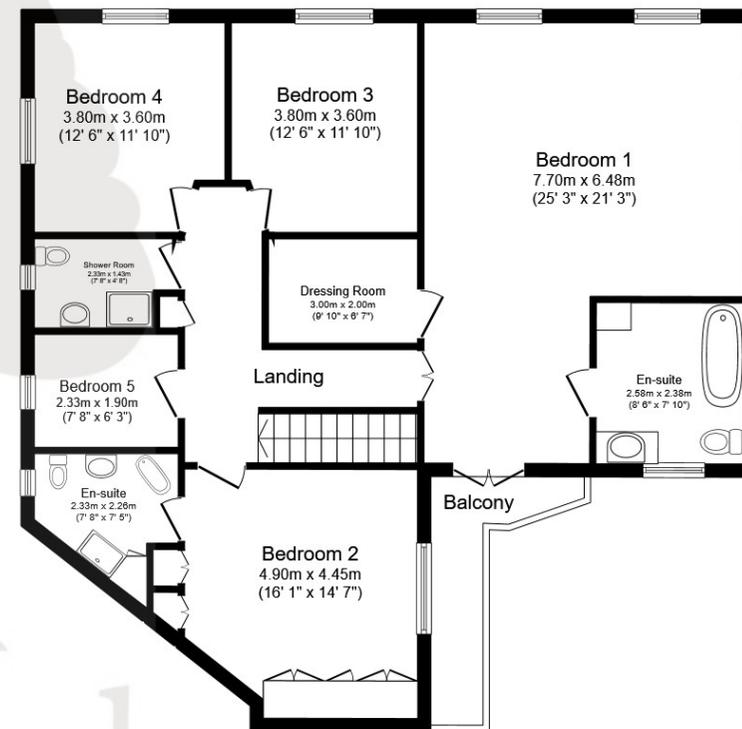
### Garage

Gross Internal Floor area  
32 sq.m. (344 sq.ft.)



### Ground Floor

Floor area 155 sq.m. (1,668 sq.ft.)



### First Floor

Floor area 139 sq.m. (1,496 sq.ft.)

**Total floor area: 326 sq.m. (3,509 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)





Oakwood  
Estates