



Whits End Cock Lane, Penn - HP10 8DY

Guide Price £845,000

 **TIM RUSS**
& Company



- Set in a slightly elevated position with views towards Kingswood is this individual detached family home within easy access to village amenities and regarded schools
- Improved and reconfigured by the present owner with an excellent choice of reception space

Situated on the outskirts of this sought after village the property benefits from a pleasant view to the front towards Kingswood affording many pleasant walks and bridleways. Penn is a picturesque Chiltern village that has a number of local shops, gastro pub, doctors surgery, tennis club and a large pond surrounded by the village green. Within three miles is Beaconsfield New Town which has a range of shopping facilities including Sainsburys, Waitrose and a Marks and Spencer Simply Food and the main line train station has services to London Marylebone (25 minutes approximately). Beaconsfield Old Town has many restaurants and the M40 (Junction 2) being only a short drive away giving access to London, Oxford, Birmingham and the M25 network. The area is well known for its excellent schooling and the retention of the grammar school system. The county is well served with sporting facilities including numerous golf, rugby and cricket clubs and leisure facilities.

Council Tax band: G

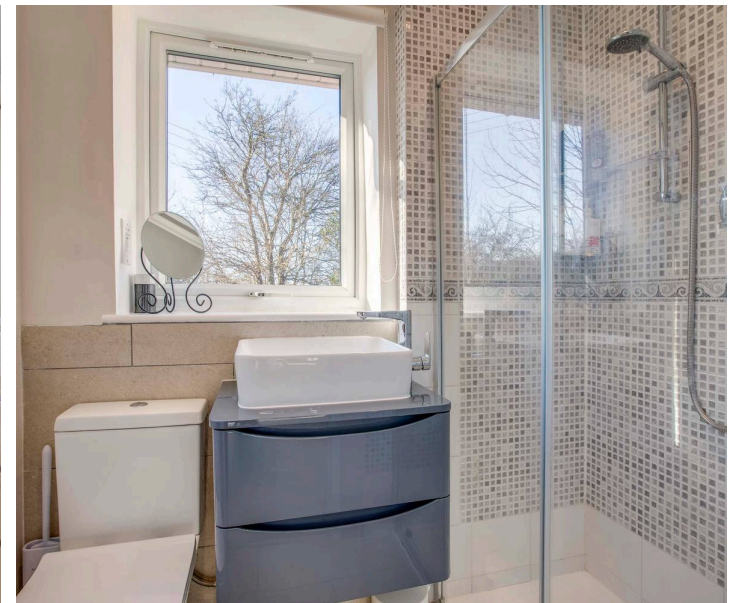
Tenure: Freehold

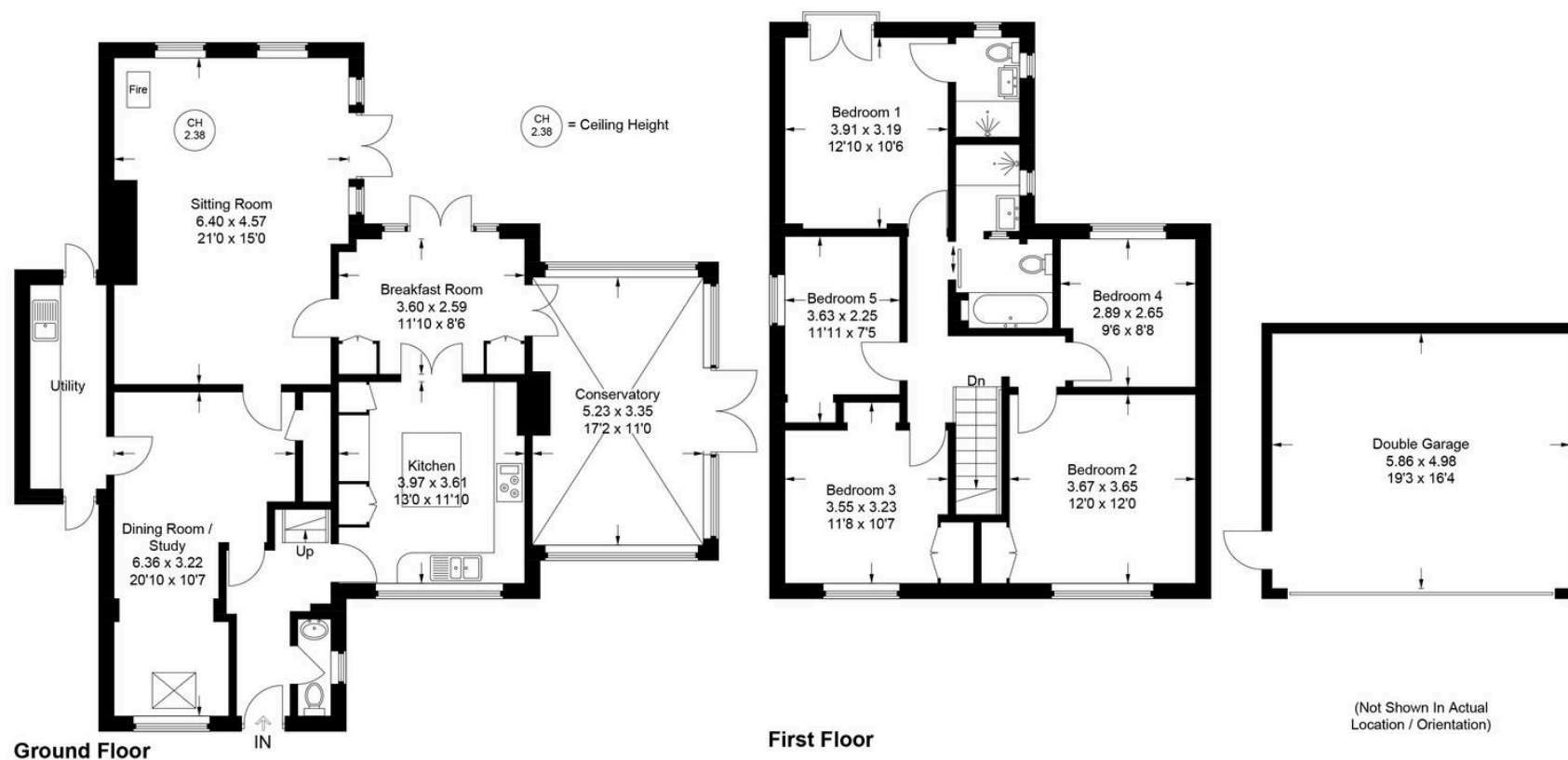
EPC Energy Efficiency Rating: C



Nestled in a slightly elevated position showcasing delightful views towards Kingswood, this individual 5-bedroom detached house is a hidden gem within easy reach of village amenities and top-rated schools. Updated with care and attention to detail by the present owner, this family home boasts an array of reception spaces to suit every mood. Step inside to be greeted by an entrance hall with a handy downstairs cloakroom, leading you into the heart of the home – a stylish, well-equipped kitchen/breakfast room featuring an island unit, sleek granite worktops, space for appliances, and double doors opening to a spacious conservatory warmed by a cosy wood burning stove. The main bedroom exudes luxury with a Juliet balcony and ensuite shower room, while four additional bedrooms share a modern family bathroom with a separate shower. The property also offers a dining room/study, a separate utility, and a generous 21ft sitting room perfect for unwinding in style.

Outside, enjoy the pleasures of a low-maintenance garden with enchanting tiered levels and paved seating areas ideal for al fresco dining and entertaining. Embrace the convenience of driveway parking leading to a detached double garage. Whether you're enjoying the tranquillity of the outdoors or revelling in the comfort of the well-appointed interiors, this property effortlessly combines style, substance, and scenic views, offering a truly special place to call home. Don't miss this opportunity to make your dream of serene family living a reality.





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Approximate Gross Internal Area
 Ground Floor = 107.8 sq m / 1160 sq ft
 First Floor = 72.7 sq m / 782 sq ft
 Double Garage = 29.2 sq m / 314 sq ft
 Total = 209.7 sq m / 2256 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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