



7 Pennwood View, Penn Street - HP7 0PX

In Excess of £725,000

 **TIM RUSS**
& Company



7 Pennwood View

Penn Street, Amersham

- Attractive Character Semi Detached Cottage
- Two Reception Rooms with Feature Fireplaces
- Superb Kitchen/Breakfast Room
- Useful Loft Room
- Two Bathrooms (1 En-Suite)
- Excellent Size Rear Garden
- Situated In Favoured Village Location
- Overlooking Village Green

Adjoining the common and a short stroll from the Squirrel pub overlooking the cricket ground, this setting is so idyllic you can almost hear leather on willow yet it remains within easy reach of major road and rail links. Penn Street offers two pubs, a sought-after primary school, a gym and a village church with its notable steeple. Local walks are exceptional, taking in 435 acres of ancient Penn Wood within the Chilterns AONB. Nearby Amersham, Beaconsfield and High Wycombe provide shopping, leisure and rail services to London in as little as 30 minutes. Excellent schooling includes Amersham and High Wycombe Grammar Schools and Godstow Preparatory. A charming detached family home in an enviable position overlooking the common in this admired village.



7 Pennwood View

Penn Street, Amersham

An attractive character cottage situated in an enviable location within the heart of this picturesque village overlooking the village green and cricket pitch. The property is beautifully presented having been restored and extended over recent years to provide versatile and flexible accommodation. The accommodation on the ground floor comprises a lovely sitting room with feature fireplace and view overlooking the village green. A door leads into a second sitting room with feature wood burning stove and stairs rising to the first floor. To the rear of the property is a superb kitchen/breakfast room with an extensive range of units and benefits from under floor heating, the breakfast area has double doors onto the rear garden. On the first floor the landing gives access to both bedrooms, the main bedroom is situated to the rear and features an en-suite shower room and fitted wardrobes, the second bedroom has a front aspect with feature fireplace and is served by the main bathroom. The property is approached via a gravelled and cobbled driveway providing off road parking. The rear garden is mainly laid to lawn enclosed by fencing.

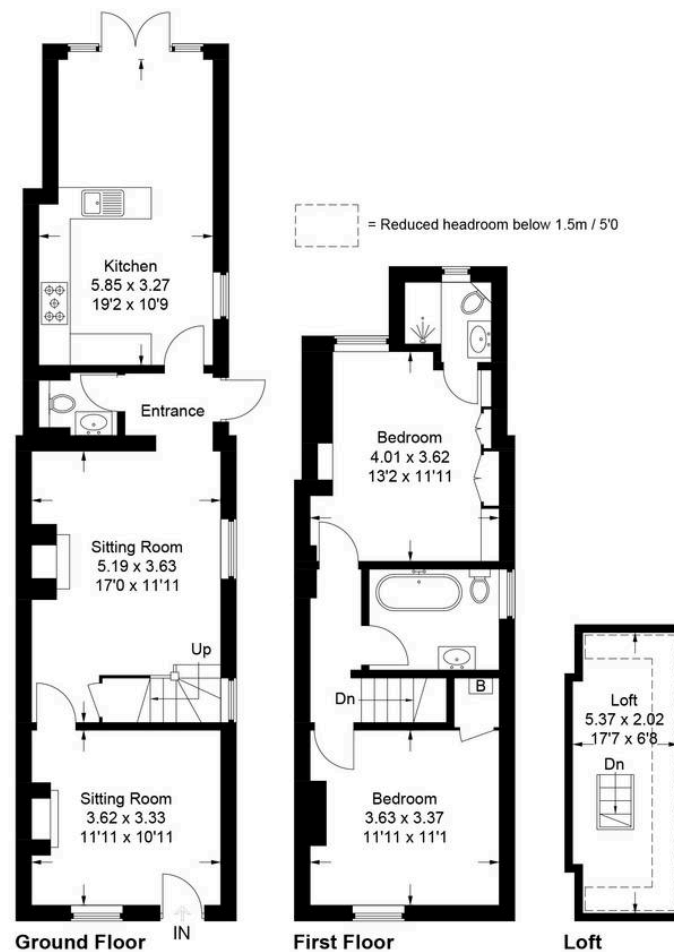
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





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Approximate Gross Internal Area

95.8 sq m / 1,031 sq ft

Loft = 10.5 sq m / 113 sq ft

Total = 106.3 sq m / 1,144 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.

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