PERIOD HOME WITH STUNNING SOUTH FACING VIEWS AND SEPARATE ANNEXE

HAMMERSLEY LANE
PENN, BUCKINGHAMSHIRE, HP10 8HF

£6,500 per calendar month + £282 inc VAT tenancy paperwork fee and other charges apply.*

Available Now
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6 Bedrooms inc annexe • 5 Reception Rooms inc annexe • 5 Bath/Shower Rooms • Kitchen/Breakfast Room • Study • Double

- EPC Rating = E
- Council Tax = G

Situation
Penn ¼ mile, Beaconsfield 4 Miles, M40 (J3) 3 miles, Central London 26 miles and Heathrow 19 miles.

Mulberry House is situated in the old part of the village of Penn in the Chiltern district of Buckinghamshire which is a Conservation Area described as an ‘Area of Outstanding Natural Beauty’ and within the Green Belt. The town of Beaconsfield is approximately four miles away and affords a selection of amenities, a delightful old town and a frequent Chiltern Railways main line service to London Marylebone (average 30 minutes). The town’s excellent communication links enable easy access to the M40 motorway which connects with the M25, M4 and M1 providing access to Central London and Heathrow Airport.

The local villages provide excellent local facilities and shops whilst more extensive amenities are to be found in Beaconsfield, Amersham and High Wycombe. The area is renowned for its choice and standard of schooling. Buckinghamshire maintains the traditional grammar school system, of which the highly regarded Royal Grammar School for boys in High Wycombe and Beaconsfield High School for girls, are within a 15 minute drive. There are a number of excellent preparatory and secondary independent schools in the vicinity.

Energy Performance
A copy of the full Energy Performance Certificate is available on request.

Viewing
Strictly by appointment with Savills.
Describing

Occupying an elevated position, this delightful period country home has been skilfully refurbished and extended to take advantage of the wonderful south facing views to the rear. Offering flexible family accommodation, Mulberry House lends itself to alfresco entertaining with five reception rooms on the ground floor. These are centred around a sunny, rear terrace which provides a good degree of shade provided by a Wisteria clad pergola. The practical kitchen/breakfast room has the benefit of a four oven Aga, built-in microwave, American style fridge freezer and walk in larder whilst a useful boot room and utility room lie adjacent. On the first floor there is a Master Suite and three further bedrooms and family bathroom in the main body of the house with an additional bedroom and mezzanine with shower room located above the family room which would be ideal for a teenager/au pair.

In addition, there are a number of buildings located off the drive including a versatile annexe with bedroom, living room, fitted kitchen and shower room. An office, two garages and two stables complete the outbuildings.

Accessed via a long private driveway affording a real sense of arrival, Mulberry House is centrally located with formal gardens and paddocks to both the rear and side, the whole extending to approximately 6 acres. To the front there is a large parking area providing parking for numerous cars. A gate to the side leads through to the rear garden which is mainly laid to lawn with mature trees and shrubs providing a good degree of interest. Beyond the formal lawns there are further areas of meadow grass with walkways and seating areas to take advantage of the stunning views. Beyond the gardens are a number of post and rail paddocks and to the north a small productive orchard.
Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £282 (inc VAT), £36 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check out fee – charged at the end of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example, a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house.

Deposit – usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets – additional deposit required generally equivalent to two weeks rent. For more details visit Savills.co.uk/fees. Please be advised that the local area may be affected by aircraft noise. We advise you make your own enquiries regarding any associated noise within the area.

Important notice: Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Tenants must satisfy themselves by inspection or otherwise.