Hallcroft, Manor Road, Penn, Buckinghamshire, HP10 8HY

Guide £2,000,000 Freehold

- Beautifully refurbished family home
- 6 bedrooms, 4 bath/shower rooms
- Sought after quiet private road
- Impressive kitchen/breakfast/family room
- South aspect - in all about 0.65 acre
- Potential to extend further (stpp)
A most attractive detached family house beautifully refurbished in recent years featuring a large southerly aspect rear garden with swimming pool situated in probably one of the most sought after private roads in south Buckinghamshire. In all approximately 0.65 acre.

SUMMARY OF ACCOMMODATION

**Ground floor**: elegant reception hall, cloakroom, three reception rooms, wonderful open plan kitchen/breakfast/family room (well equipped with high quality appliances), large utility room, boot room.

**First floor**: three double bedrooms including master bedroom suite with luxury en suite bathroom and walk in wardrobe, large luxuriously fitted family bathroom.

**Second floor**: two good sized bedrooms, shower room.

Bedroom six/annexe is located above the double garage accessed from the main house with a separate shower room.

**Outside**: large secluded gardens and grounds of just over 0.5 acre. Front garden with long elegant drive leading to double garage, side access to a large southerly aspect rear garden with outdoor heated swimming pool.

LOCATION

Penn has a thriving village community with village pond, public houses, churches and excellent local schools including the Royal Grammar School for boys, and Wycombe High School and Beaconsfield High School for girls. The village is centrally located for the larger towns of Beaconsfield and High Wycombe which both offer excellent shopping and schooling facilities and a main line station serving London Marylebone. There is good access to the M40 linking London, Heathrow and the national motorway network. Manor Road has an active residents’ association www.manor-road.com with a small annual charge which looks after the residents’ interests, arrange social activities and subscription for barrier zapper giving access to Hazlemere and High Wycombe.

THE PROPERTY

Hallcroft has undergone a considerable refurbishment programme by the present owners to create a beautifully proportioned family home over three floors, with a CAT5 comms system, CCTV, sound system and satellite points.

A portico entrance leads into the reception hall with staircase rising to first floor, tiled flooring, cloakroom, and door to study. Double doors lead into the drawing room, a double aspect room with casement doors to the rear terrace, and a coal effect gas fire set in a stone surround. The kitchen/breakfast/family room is a particular feature of the property and an ideal family/entertaining space. The kitchen has been designed and fitted by Extreme of Gerrards Cross with a combination of hand painted cream and walnut units with chrome trim, incorporating granite work surfaces with a circular breakfast bar. A comprehensive range of Miele integrated appliances including induction hob with retractable extractor, a large fridge and freezer, twin ovens, steam oven, combination oven and dishwasher. There is a generous dining area with bi-fold doors to the garden and a separate family area. This room enjoys the benefit of under floor heating. From here a door leads into a good size utility, where the quality of fitted units continue, with space and plumbing for washing appliances. A door from the kitchen leads into a rear lobby, where a staircase leads to a bedroom and shower room above the garage. From the lobby a further reception room, which is currently used as a TV room and is fitted with a 5.1 surround sound system, but could be utilised with the bedroom above to create a separate annexe.

On the first floor, the master bedroom has been fitted with a range of high gloss wardrobes, with a further walk-in wardrobe and contemporary en suite bathroom including double ended bath and walk-in shower. There are two further bedrooms on this floor and a large family bathroom, fitted to the same high specification with large walk-in shower. There are two further bedrooms on the second floor which share a shower room.

OUTSIDE

The property is approached through electric wrought iron gates, with a video entry system, onto a wide shingled driveway leading up to front of the house, flanked by lawned gardens, central flower bed and natural screening to boundaries.

The rear garden enjoys a southerly aspect, an impressive terrace running the width of the property and on to the swimming pool area, with timber summerhouse housing the pool heating and filtration system plus a changing area. Steps lead down to the lawned garden, with mature Indian Bean tree, mature natural screening to the boundaries and a further paved area at the bottom of the garden, which has cabling where a home office/studio could be built. In all approximately 0.65 acre.

The double garage has twin electric roller up and over doors and a personal door from the rear lobby. A cupboard housing two gas fired boilers for central heating and hot water, a large mega flow system and water softener. The garage has been comprehensively fitted GarageTek, and is currently used as a gym.
DIRECTIONS
From the offices of The Frost Partnership in Beaconsfield proceed over the railway bridge and out along the Penn Road to Penn. Upon reaching the village, pass Slades car garage on the left and take the next left into School Road, with the Common on the right. This road then becomes Church Road. At the crossroads continue over into St John's Road. In approximately 1/2 mile Manor Road will be found on the right hand side. Hallcroft will be found a short way along on the left hand side.

AGENTS NOTE

Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.
Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent ‘The Frost Partnership’ and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.