



Little Touchwood Manor Road, Penn - HP10 8JA

Guide Price £1,850,000

 **TIM RUSS**  
& Company



## Little Touchwood Manor Road

Penn, High Wycombe

- Beautiful Family Home
- Idyllic Secluded Setting
- Much Admired Private Road
- Fabulous Kitchen/Dining/Living Space
- Generous Reception Rooms
- Exceptionally Large Principal Bedroom Suite
- 5 Bedrooms
- Double Garage
- Large Private Garden - 0.36 Acre

The popular village of Penn has a thriving community with village pond, public houses, churches and wonderful rural walks. Nearby are the larger towns of Beaconsfield and High Wycombe which both offer excellent shopping and schooling facilities and a main line station serving London Marylebone. The local schools are excellent, including the Royal Grammar School for boys, and Wycombe High School and Beaconsfield High School for girls. There is good access to the M40 linking London, Heathrow and the national motorway network.



# Little Touchwood Manor Road

Penn, High Wycombe

A beautiful family home tucked away in an idyllic secluded setting in this much admired private road.

A generous reception hall with a cloakroom and stairs to the first floor. The dual aspect sitting room is elegantly proportioned with doors out to the garden and a lovely Chesney fireplace as the focal point. The kitchen/dining room is the 'hub of the home' with casement doors opening onto the garden. The kitchen units are by Mark Wilkinson offering a comprehensive amount of storage, with granite work surfaces and Miele integrated appliances; off the kitchen is a utility room fitted in the same vein. Completing the ground floor is the generous family room.

On the first floor there is an exceptionally large main bedroom suite, which has a fabulous walk in dressing room and wardrobe, together with an ensuite bathroom. There is also access to its own private roof terrace. Bedroom two or guest bedroom also has a full ensuite bathroom. There are three further bedrooms served by a family shower room.

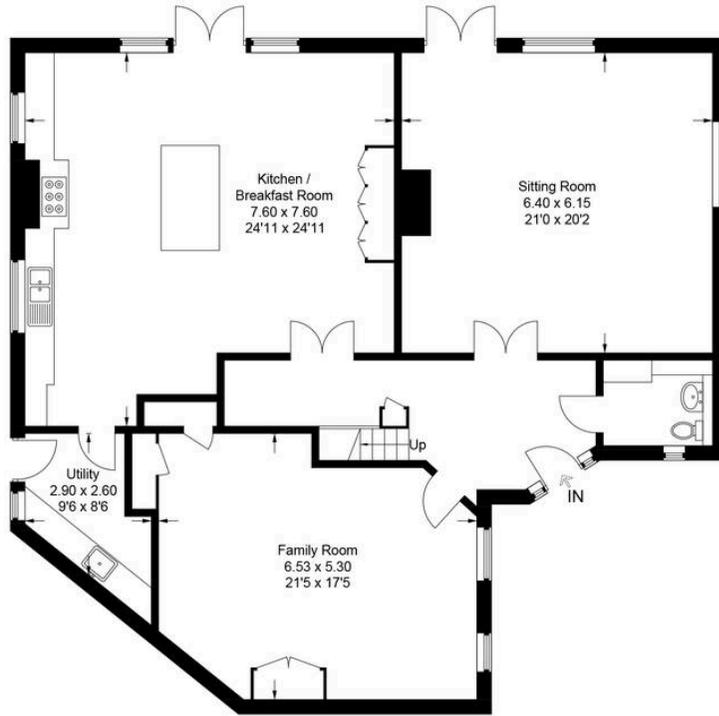
The property is approached via a long gravel driveway and electric gates, leading to a large gravel carriageway with plenty of parking and a double garage. The large garden is particularly private and not overlooked; laid predominantly to lawn with flowers and shrub borders and is fenced and screened by mature hedging and trees on the boundary. There is a paved terrace which is a wonderful suntrap and great for entertaining off both the kitchen and the sitting room.

Council Tax band: G

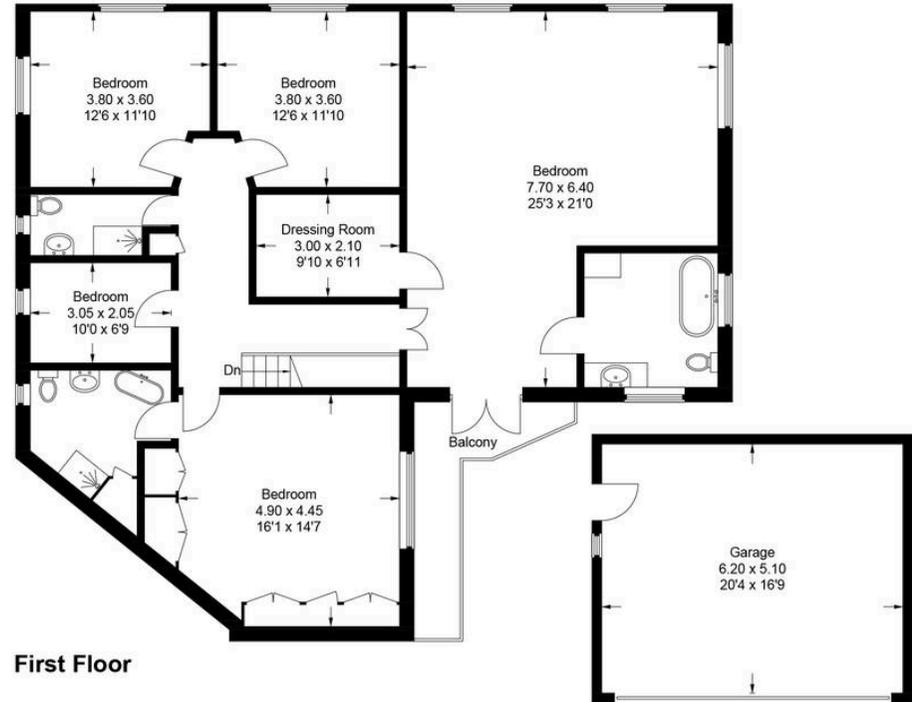
Tenure: Freehold

EPC Energy Efficiency Rating: D

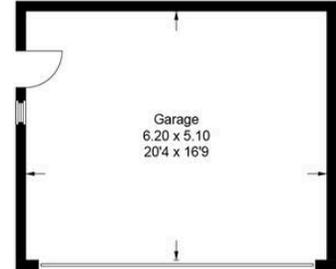




Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

## Little Touchwood, Manor Road

Approximate Gross Internal Area  
 Ground Floor = 155 sq m / 1668 sq ft  
 First Floor = 139 sq m / 1496 sq ft  
 Garage = 32 sq m / 345 sq ft  
 Total = 326 sq m / 3,509 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.

© CJ Property Marketing Ltd Produced for Tim Russ & Company



# Tim Russ and Company

Tim Russ & Co, 6 Burkes Court Burkes Road - HP9 1NZ

01494 674321 • Beaconsfield@timruss.co.uk • timruss.co.uk/

