



Emerald House Hammersley Lane, Penn - HP10 8HB

Offers Over £1,575,000

 **TIM RUSS**
& Company



Emerald House Hammersley Lane

Penn, High Wycombe

- Double Garage
- West Facing Garden
- Flexible Accommodation
- High Specification
- Gated Driveway
- Annexe Possibility

The property is situated at the top of Hammersley Lane in Penn Village and is approximately 3.5 miles from the New Town of Beaconsfield, which has a mainline station to London Marylebone. The village first and middle schools are highly sought after, both of which lie within walking distance. There are excellent facilities nearby with a cafe on the common as well as the popular Old Queens Head, Red Lion and Horse & Jockey. The common, back common and woodland are all easily accessible and excellent for children. Tylers Green village hall is close by and has a number of classes like yoga, keep fit, art etc. There is also a crèche for small children.

Fantastic detached family home situated in Penn, flexible accommodation over three floors this high specification home has a west facing garden and double garage.



Emerald House Hammersley Lane

Penn, High Wycombe

Located in the scenic village of Penn in the Chilterns, this beautifully presented five-bedroom detached home spans over 3,200 sq ft and offers flexible family living. Set behind electric gates, it features a block-paved driveway, double garage, and private front garden with mature borders. Inside, a spacious entrance hall leads to two reception rooms, a large kitchen/diner with quality walnut fronted units and integrated appliances, utility room, shower room, and storage. One front reception connects to a bedroom and shower room—ideal for a nanny suite.

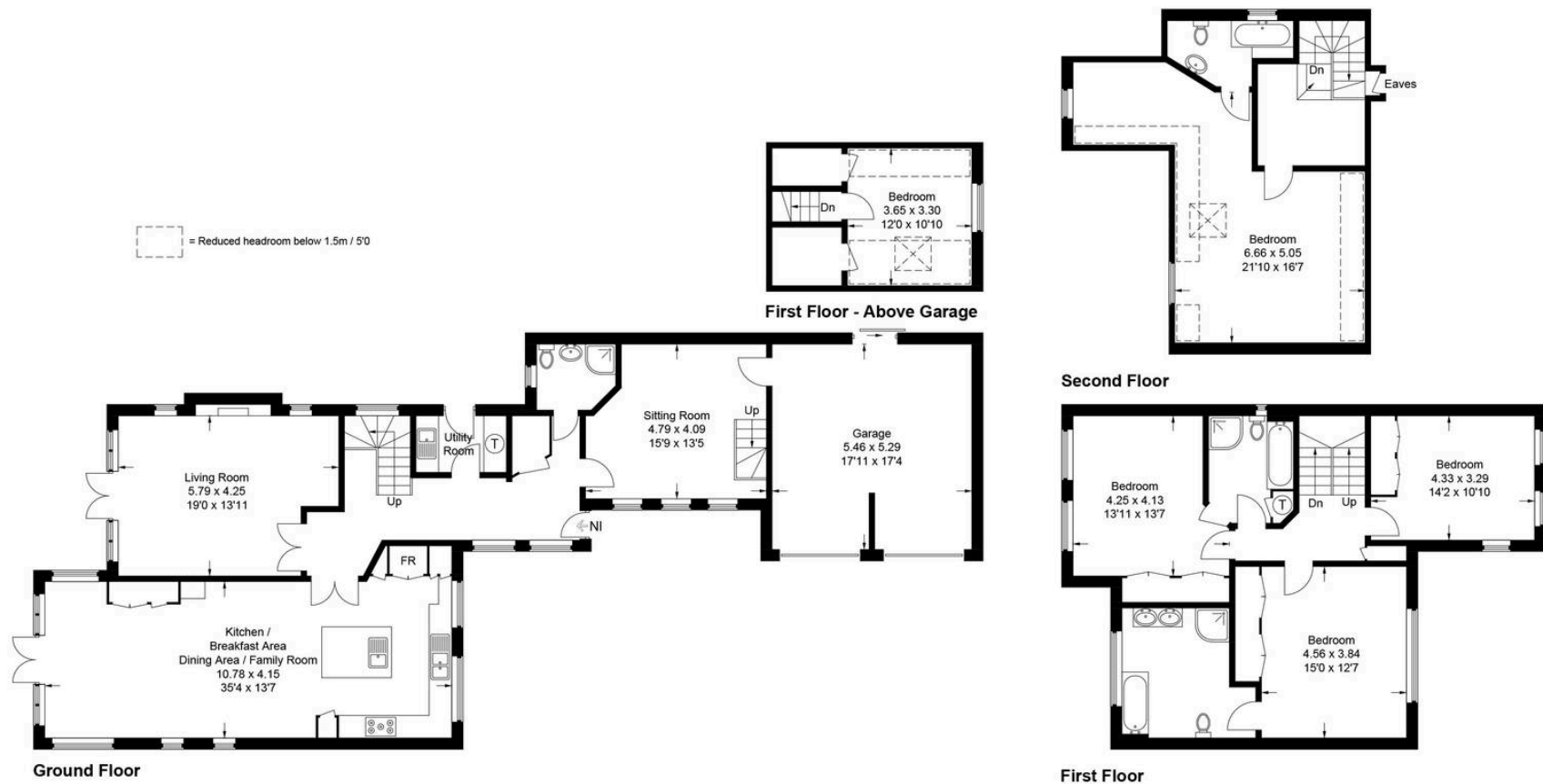
The rear living room boasts a wood-burning stove and French doors to the garden. The kitchen/diner opens to a family area with built-in storage and garden views. Upstairs, the principal bedroom includes fitted wardrobes and a luxury en suite. Two further double bedrooms (one en suite) and a family bathroom complete this floor. There's also a loft room and a large top-floor suite suitable as a guest room, gym, or cinema. The secluded rear garden is west facing getting loads of sun featuring a full width patio, lawn, and mature trees, ample space for family life, BBQ's and entertaining.

Council Tax band: G Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Emerald House, Hammersley Lane

Approximate Gross Internal Area
 Ground Floor = 148.4 sq m / 1,597 sq ft
 (Including Garage)
 First Floor = 100.6 sq m / 1,083 sq ft
 Second Floor = 49.6 sq m / 534 sq ft
 Total = 298.6 sq m / 3,214 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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