



Dumgoyne St. Johns Close, Penn - HP10 8HX

Guide Price £1,100,000

 **TIM RUSS**  
& Company



- An individual old stock brick detached family home, set on a lovely mature south west facing plot in this highly regarded private road
- Offering excellent scope to enlarge and reconfigure subject to the usual planning consents

The picturesque village of Penn is known for its wide open common, village pond and its ancient woodlands being part of the Chilterns AONB; there are several local shops, good village pubs, doctors' surgery, tennis, football and cricket clubs and the highly regarded Tylers Green First and Middle schools. Within close driving distance there are three train stations providing direct fast and frequent underground and mainline train services to London with the M40 and M25 easily reached from the village. The area is well known for the excellent grammar school system with both Beaconsfield High School (girls) and the Royal Grammar school (boys) within catchment.



**Council Tax band: G**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: D**

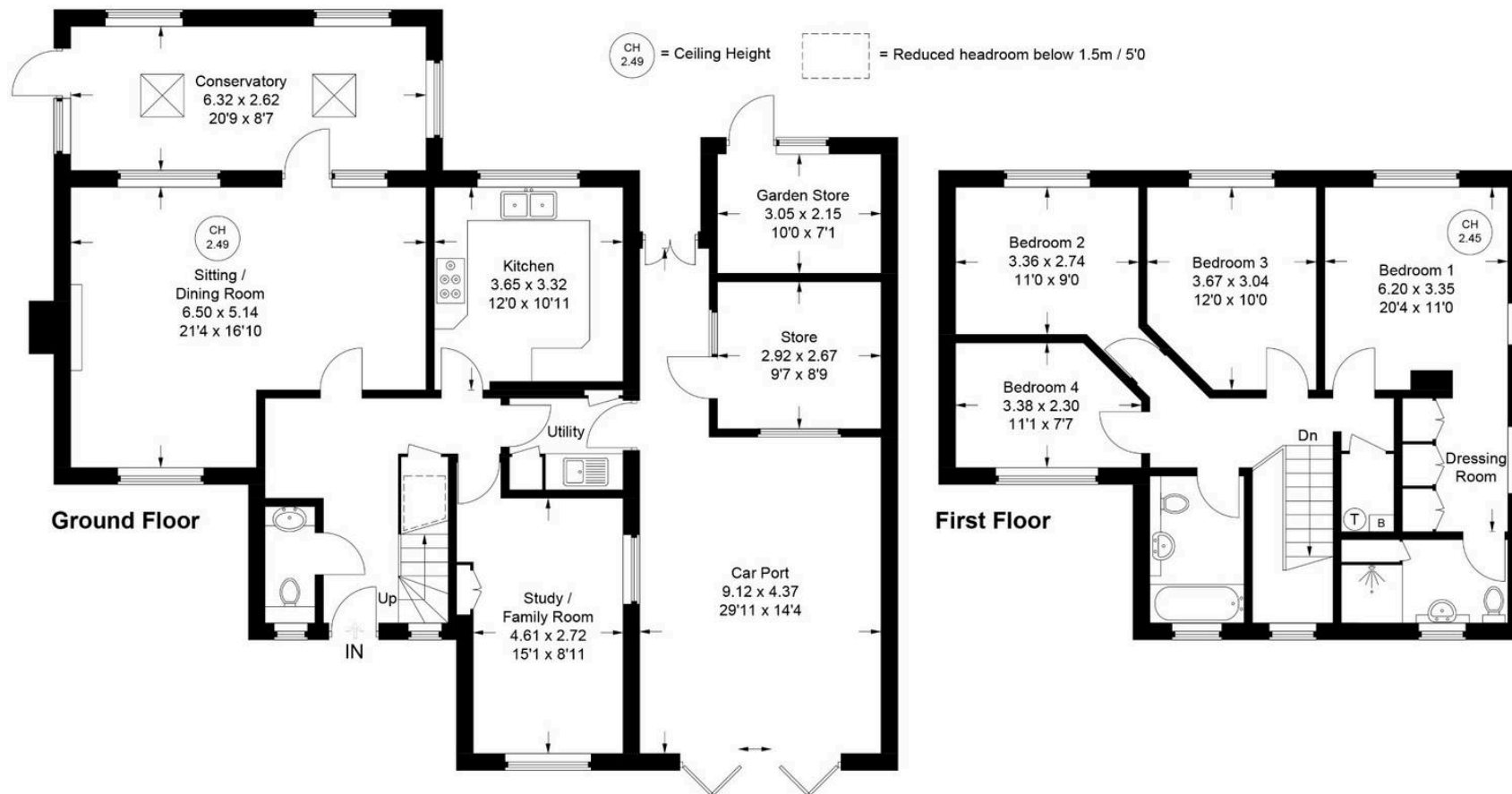
An exceptional opportunity presents itself with this remarkable 4 bedroom detached house, exuding charm and character. This individual old stock brick detached family home is nestled on a delightful mature south west facing plot within the esteemed confines of a private road. Offering vast potential for enlargement and reconfiguration, subject to the requisite planning consents, this property is a canvas awaiting a new owner's personal touch.

Enter through a large and inviting hallway, with a cloakroom and convenient under stair storage, leading to a generously proportioned L-shaped sitting/dining room boasting a feature fireplace and access to a cosy conservatory. The fully fitted kitchen offers scenic rear views while a separate utility area ensures practicality. Elegantly designed with versatility in mind, a spacious study/family room completes the ground floor.

To the first floor you will find a principal bedroom suite complete with a walk-in dressing room and an ensuite shower room, two additional double bedrooms, and a generous single bedroom served by the family bathroom.

There is ample driveway parking which leads to a car port and garden store. The highlight of this family haven is the private rear garden, with various decking areas, lush mature planting, a sprawling level lawn, and complemented by a detached summerhouse and greenhouse, offering an idyllic setting for relaxation and entertainment.





## Dumgoyne, St. Johns Close, HP10 8HX

Approximate Gross Internal Area

Ground Floor = 93.6 sq m / 1007 sq ft (Excluding Car Port)

First Floor = 68.3 sq m / 735 sq ft

Garden Store / Store = 14.7 sq m / 158 sq ft

Total = 176.6 sq m / 1900 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



## Tim Russ and Company

5 Penn Road, Hazlemere, Buckinghamshire, HP15 7LN

01494 715544 • hazlemere@timruss.co.uk • timruss.co.uk/

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