



7 Pennwood View, Penn Street - HP7 0PX

In Excess of £725,000

 **TIM RUSS**
& Company



7 Pennwood View

Penn Street, Amersham

- Attractive Character Semi Detached Cottage
- Two Reception Rooms with Feature Fireplaces
- Superb Kitchen/Breakfast Room
- Useful Loft Room
- Two Bathrooms (1 En-Suite)
- Excellent Size Rear Garden
- Situated In Favoured Village Location
- Overlooking Village Green

Adjoining the common and just a stroll from the Squirrel public house, which overlooks the cricket ground on the green, it is so idyllic you can almost hear the sound of leather on willow. Yet you are only a short drive of all the arterial routes for commuting by road or rail. Penn Street is fortunate to have two public houses, a sought-after primary school, gym and village church with its notable steeple. The local walks are spectacular through 435 acres of ancient woodland known as Penn Wood part of the Chilterns AONB. Shopping and recreational facilities can be found in nearby Amersham, Beaconsfield and High Wycombe, all of which have rail services into London Marylebone or Baker Street in as little as 30 minutes. The local school education options are second to none, with the Grammar Schools in Amersham and High Wycombe, plus the option of Godstow preparatory School. A charming detached family home in an enviable position overlooking the common in this much admired village.



7 Pennwood View

Penn Street, Amersham

An attractive character cottage situated in an enviable location within the heart of this picturesque village overlooking the village green and cricket pitch. The property is beautifully presented having been restored and extended over recent years to provide versatile and flexible accommodation. The accommodation on the ground floor comprises a lovely sitting room with feature fireplace and view overlooking the village green. A door leads into a second sitting room with feature wood burning stove and stairs rising to the first floor. To the rear of the property is a superb kitchen/breakfast room with an extensive range of units and benefits from under floor heating, the breakfast area has double doors onto the rear garden. On the first floor the landing gives access to both bedrooms, the main bedroom is situated to the rear and features an en-suite shower room and fitted wardrobes, the second bedroom has a front aspect with feature fireplace and is served by the main bathroom. The property is approached via a gravelled and cobbled driveway providing off road parking. The rear garden is mainly laid to lawn enclosed by fencing.

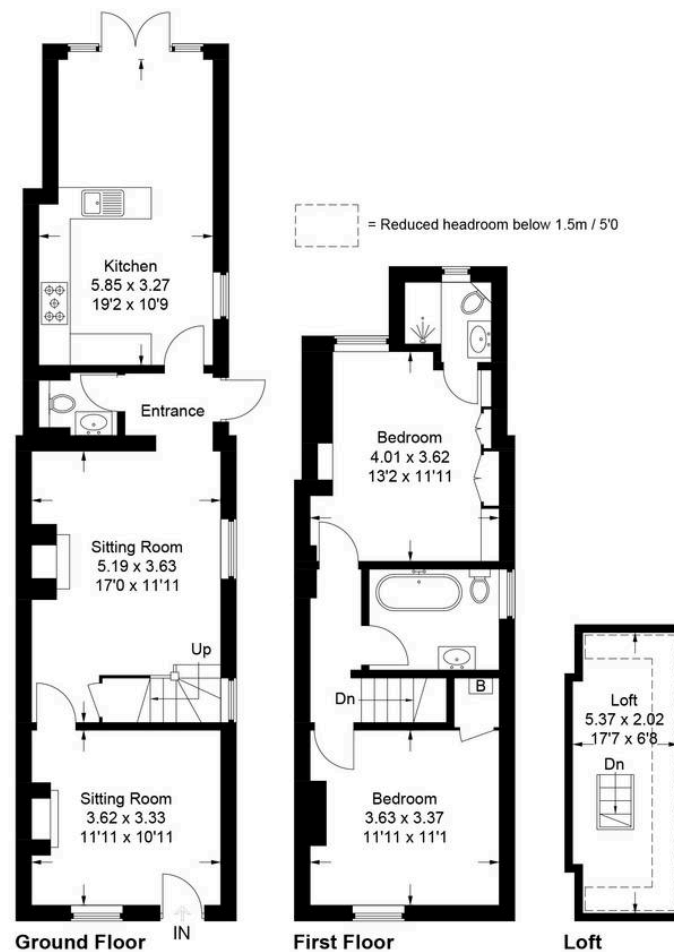
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





7 Pennwood View

Approximate Gross Internal Area

95.8 sq m / 1,031 sq ft

Loft = 10.5 sq m / 113 sq ft

Total = 106.3 sq m / 1,144 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 681122 • Beaconsfield@timruss.co.uk • timruss.co.uk/

By law we must verify every seller and buyer for anti-money laundering purposes.
Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them.
For more information please visit our website.



TIM RUSS
& Company