



25 Hazlemere Road, Penn - HP10 8AD

Guide Price £1,250,000

 **TIM RUSS**  
& Company





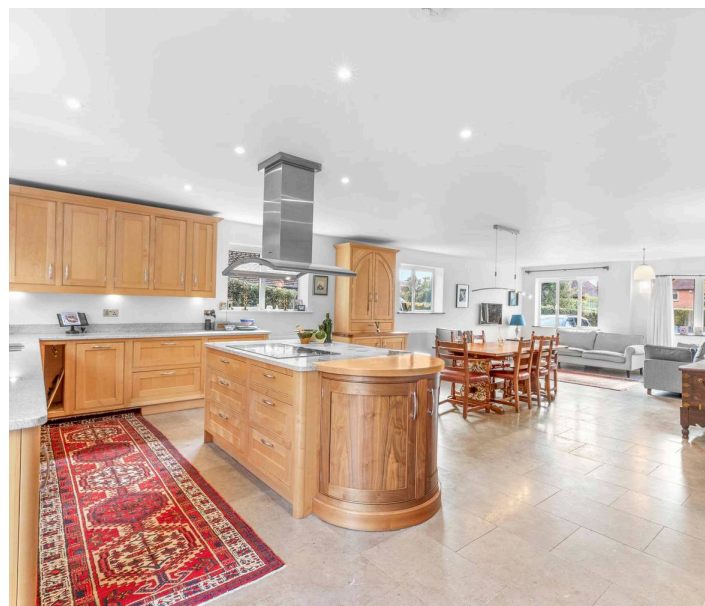
- Architect designed and constructed in 2021 by the current owners is this individual detached family home enjoying over 2800 sq ft of versatile accommodation
- Set on a large mature plot

The property is within walking distance to shops and café on Rose Avenue and highly regarded Manor Farm Schools plus private nursery. Stunning woodland walks at Common wood. The property is set between amenities and transport links of Hazlemere crossroads and Penn village, Penn is a picturesque village that has several shops, doctor's surgery and attractive village pubs and a large pond surrounded by the village green. Within 3 miles is the town of Beaconsfield, which has a range of major shopping facilities and a wealth of specialist shops, restaurants and pubs in the historic Old Town. The area is well served by excellent transport links into London: Beaconsfield station, on the main Chiltern Line, runs through to Marylebone and Amersham-On-The-Hill Station serves both the Chiltern Line and the Metropolitan Line. Hazlemere is also within a short drive of the M25/M40 motorway network. Buckinghamshire is renowned for its state and private education, details of which can be gained from the local authority.

**Council Tax band: E**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: C**





Introducing a rare gem - this 4 bedroom detached house has been meticulously crafted by its current owners, boasting an architectural design that exudes individuality and charm. This property is a testament to thoughtful planning and elegant execution, offering a generous 2800 sq ft of versatile living space that adapts seamlessly to the needs of a modern family.

Nestled on a sprawling plot surrounded by lush greenery and providing exclusive gated access to Common Wood, this residence offers a tranquil retreat from the hustle and bustle of city life. Upon entry you will find the entrance hall complete with convenient understairs storage and a seamless flow into the heart of the home - a kitchen/breakfast room that effortlessly connects to the spacious sitting/dining room, forming an ideal space for both intimate family gatherings and lavish entertaining.

The property further impresses with a functional utility room that leads to the rear terrace, a boot room, and provides access to the attached annexe. Bedrooms three and four share a modern family bathroom on the ground floor, while the upper level boasts two expansive double bedrooms, each adorned with fitted wardrobes and complemented by two separate bathrooms - one equipped with a luxurious bath and the other with a rejuvenating shower.

Outside, a vast patio area with steps leading to lawn enveloped by mature trees and shrubs, creating a picturesque backdrop for relaxation and leisure. The annexe, a self-contained haven, features a well-appointed kitchen, a cosy sitting room with patio doors that open to the outdoors, a private bedroom, and a convenient shower room.

there is ample driveway parking at the front of the property, with side access leading to the rear.





## 25 Hazlemere Road, HP10 8AD

Approximate Gross Internal Area

Ground Floor = 163.2 sq m / 1757 sq ft

First Floor = 74.6 sq m / 803 sq ft

Double Garage = 27.9 sq m / 300 sq ft

Total = 265.7 sq m / 2860 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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