



Annesley Lodge St. Johns Close, Penn - HP10 8HX
£1,575,000



- Set in a private road in this highly regarded village location, just a short walk to excellent schools, all village amenities and beautiful countryside walks
- A fine detached family home which has been updated by the present owners to a high specification with planning permission to convert the loft and create extra bedroom space

The picturesque village of Penn is known for its wide open common where residents often frequent the local café and delicatessen, village pond and its ancient woodlands being part of the Chilterns AONB; there are a number of excellent local shops, great village pubs, doctors' surgery, tennis, football and cricket clubs and the highly regarded Tylers Green First and Middle schools. The residents of Penn & Tylers Green benefit from the huge sense of community with many fun and entertaining functions that often take place on the local common throughout the year. 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

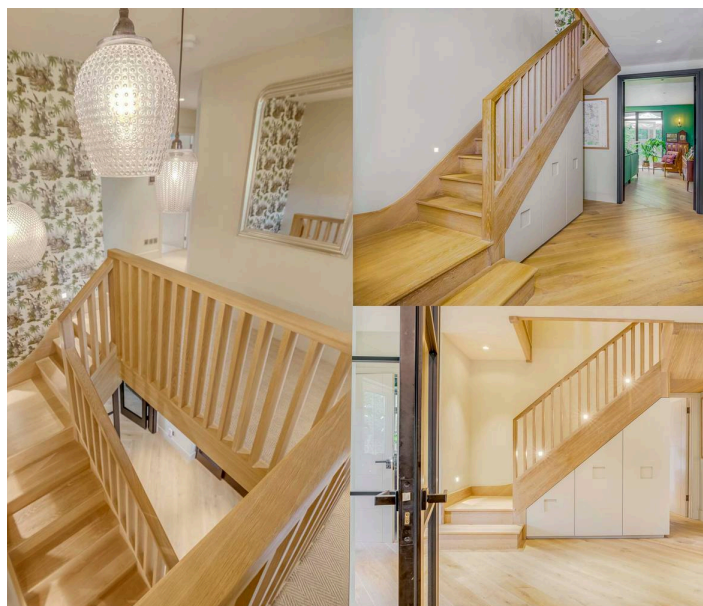
Tenure: Freehold

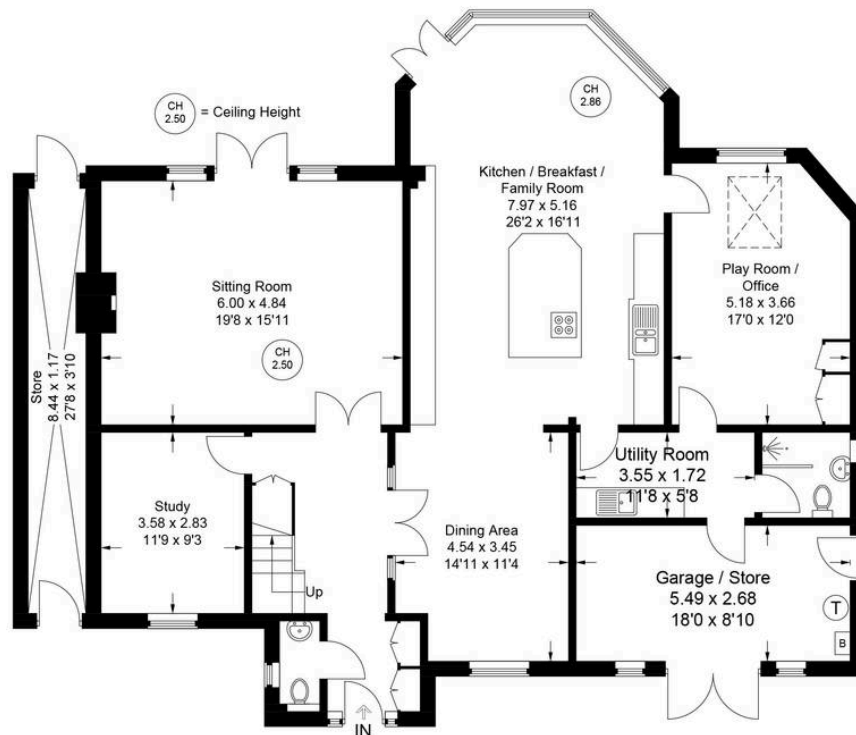
EPC Rating: C



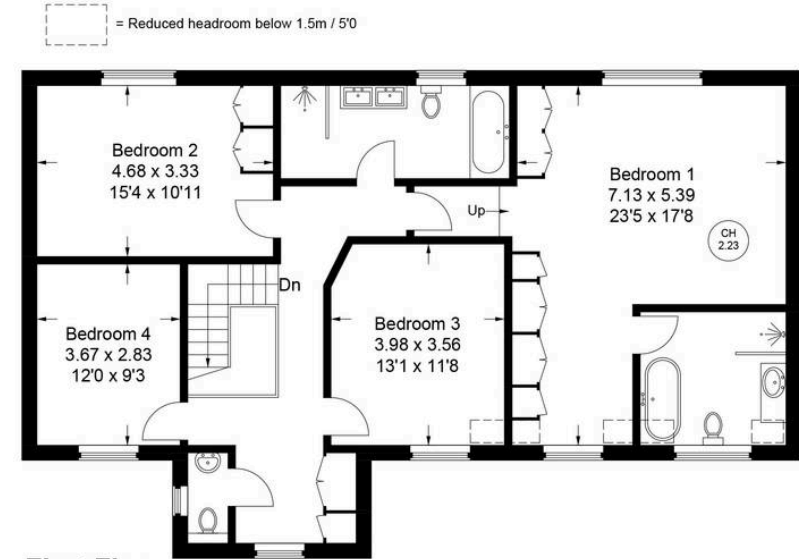
Set in a private road within the sought-after village location, this impressive 4-bedroom detached house offers the perfect blend of character features with a stylish, modern interior. The property is conveniently located just a short stroll away from top-rated schools, local amenities, and picturesque countryside trails. Meticulously updated by the current owners, this family home features a spacious entrance hall leading to the stunning hub of the home kitchen/breakfast/family room with vaulted ceiling, with a separate additional dining area complemented by three additional reception rooms that cater to various lifestyle needs, including a chic sitting room with feature wood-burning stove, a playroom/office, and a study. There is also a utility room with a shower room to complete the downstairs accommodation.

The grandeur extends to the upper level, where the principal bedroom suite exudes luxury with fitted wardrobes and a contemporary ensuite bathroom with separate shower. Three more double bedrooms share a beautifully appointed family bathroom with separate shower facilities. The property is enhanced by a lush and secluded silvan rear garden, perfect for entertaining guests or simply unwinding in the fresh air, creating a serene retreat with a patio area leading to a vast lawn and a garden shed - all enclosed by an expertly crafted timber fence and garden wall. Ample driveway parking and an integral garage further enhance the property's appeal, making it a delightful abode for families seeking comfort and style in an idyllic setting.





Ground Floor



First Floor

Annesley Lodge, St. Johns Close, HP10 8HX

Approximate Gross Internal Area
Ground Floor = 169.5 sq m / 1824 sq ft
First Floor = 113.1 sq m / 1217 sq ft
Total = 282.6 sq m / 3041 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.



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