



63 Southcote Way, Penn - HP10 8JS
£1,000,000





- Offered for sale with no onward chain in a quiet cul de sac within this highly desirable village, walking distance to excellent schools, village amenities, transport links & beautiful countryside
- Offering fantastic scope to extend and modernise subject to the usual consents
- Bright and spacious accommodation throughout

Penn is a picturesque village with a wide open green and village pond; there are a number of local shops, good village pubs, doctors surgery, tennis club and just a short walk to the highly regarded Tyers Green First and Middle schools. Just three miles away is Beaconsfield New Town which has a range of shopping facilities including Sainsburys, Waitrose and M&S Simply Food. The main line train station has services to London Marylebone (25 mins approximately). Beaconsfield Old Town has many restaurants and public houses with the M40 (Junction 2) being only a short drive away giving access to London, Oxford, Birmingham and the M25 network. The area is well known for its excellent schooling and the retention of the grammar school system. The county is well served with sporting facilities including numerous golf, rugby and cricket clubs and leisure facilities.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

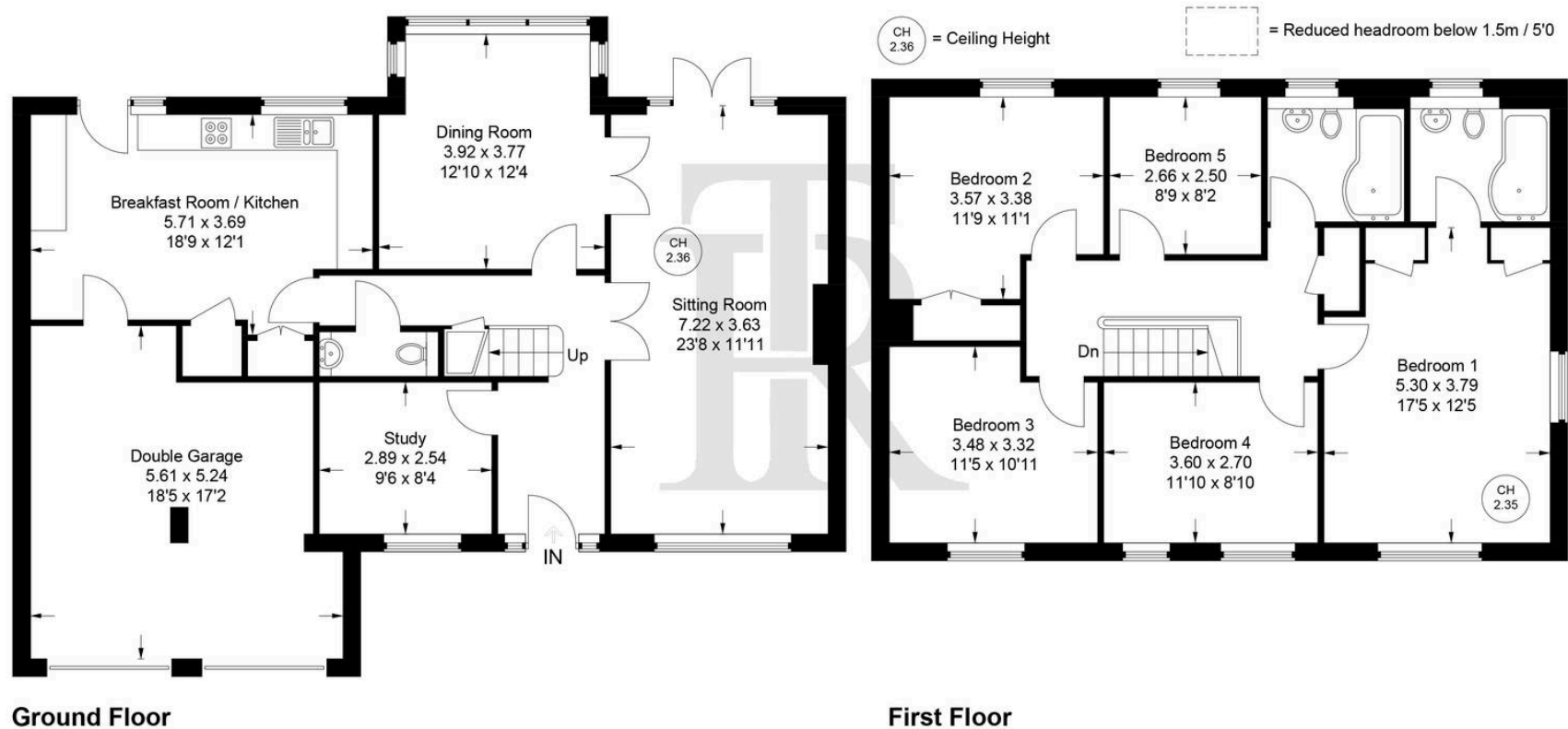


Offered for sale with no onward chain, this impressive five bedroom detached house is situated in a quiet cul de sac within a highly desirable village, within walking distance of excellent schools, village amenities, transport links and the beautiful surrounding countryside. The property presents fantastic scope to extend and modernise, subject to the usual consents, making it an ideal choice for families seeking a spacious and versatile home with potential.

The bright and spacious accommodation is arranged to provide a welcoming entrance hall, a study (perfect for home working), and a convenient downstairs wc. The large sitting room benefits from patio doors that open to the rear garden, while a connecting door leads through to the generous dining room, creating an excellent space for entertaining. The kitchen/breakfast room is of a good size and is fitted with a range of base and eye level units, incorporating some integrated appliances for ease and efficiency, and an integral door provides direct access to the double garage. Upstairs, the principal bedroom is well appointed with fitted cupboards and an ensuite bathroom, while four further double bedrooms are served by a well appointed family bathroom, ensuring ample space for family and guests alike.

The property further benefits from ample driveway parking for four cars, leading to a large, semi enclosed front garden (an ideal space for children to play safely). The double garage provides excellent storage or parking options and is conveniently accessed from the kitchen.





63 Southcote Way, HP10 8JS

Approximate Gross Internal Area
 Ground Floor = 110.3 sq m / 1187 sq ft (Double Including Garage)
 First Floor = 83.2 sq m / 895 sq ft
 Total = 193.5 sq m / 2082 sq ft

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

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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