



Maple House Hammersley Lane, Penn - HP10 8HF
£1,350,000



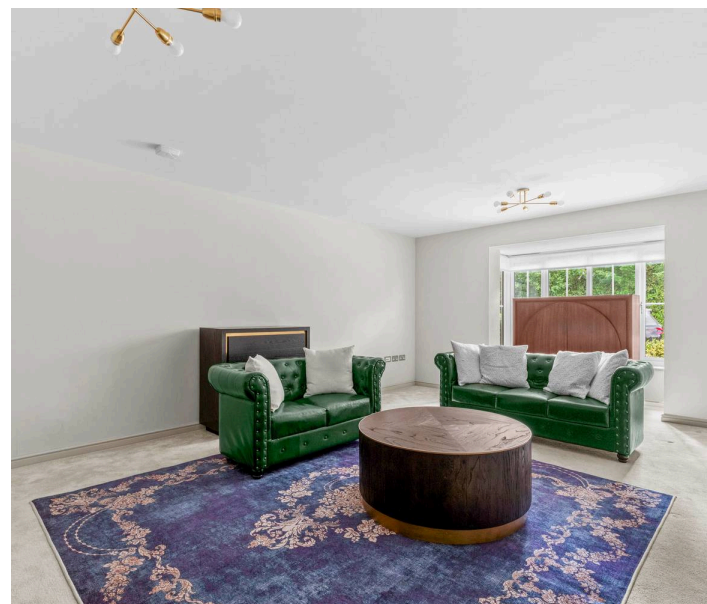


Maple House Hammersley Lane

Penn, High Wycombe

- No Onward Chain
- Four Bedrooms
- Impressive Finishes
- Large Kitchen/Family Room at the Rear
- Two En-Suites & Family Bathroom
- Living Room & Study
- Utility Room
- Detached Double Garage

Maple House is set in this idyllic village location, ideally situated within easy access of Hazlemere and the larger centres of High Wycombe and Beaconsfield. Both providing excellent shopping and sporting facilities and main line trains giving easy access to London (25 mins by train from High Wycombe). Heathrow is approximately twenty minutes drive away (about 16 miles) via M40 and M25. The property is within a short drive to a comprehensive range of sought after state schools including The Royal Grammar School and John Hampden Grammar School, for boys, Sir William Ramsay School, Beaconsfield High and Wycombe High School for girls. Nearby private schools include Godstowe, Davenies, Wycombe Abbey and High March.



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From the moment you step through the door, you sense the thought that's gone into every detail. Built in 2019 this home has been designed with genuine family living in mind: spaces that function beautifully, materials that last, and finishes that impress.

The kitchen/family room is the natural heart of this home, an expansive space for families to congregate.

Bi-fold doors create an easy flow into the garden, perfect for those relaxed sunny afternoons. The German-manufactured fitted kitchen is of real quality, centred around a substantial island with stone worktops.

Beyond the kitchen, the home flows thoughtfully through interconnected living spaces that make entertaining natural. The study is genuinely usable with an attractive outlook. There's a separate lounge with presence and character.

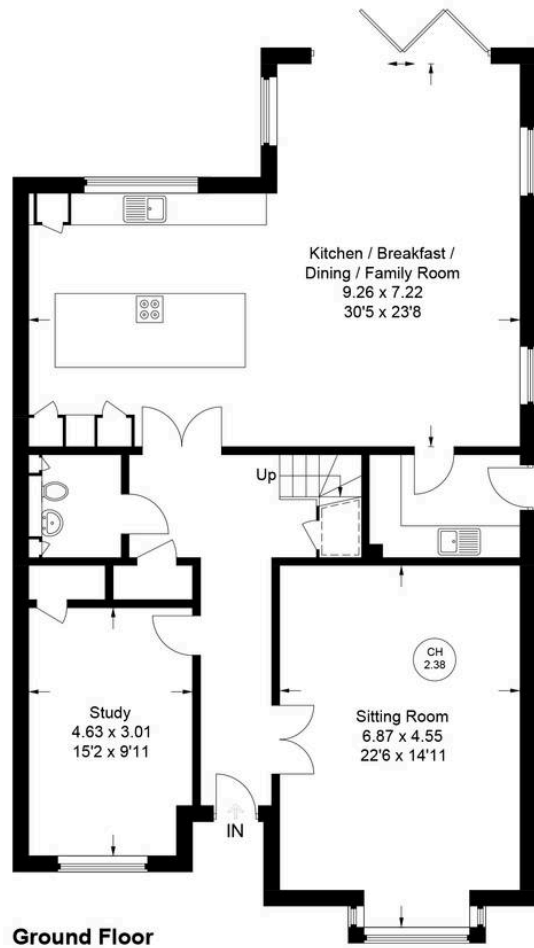
The four bedrooms are generously proportioned. The principal bedroom suite has an en-suite finished to high contemporary standards. There is also an en-suite in bedroom two. Outside, the rear garden is landscaped with a patio area and external power. The setting is private and considered, accessed via electronically controlled gates with external lighting. There's a detached double garage with power, light and electrically operated doors, plus a paved driveway providing parking for multiple vehicles plus guest parking.

Council Tax band: G

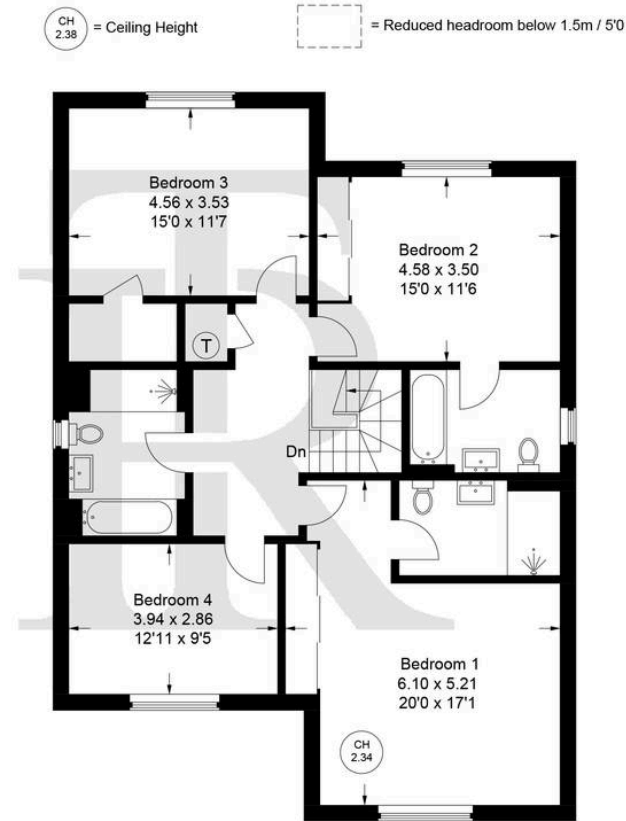
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

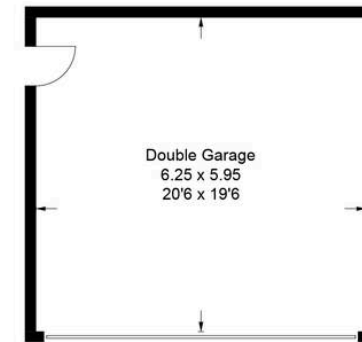




Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area
 Ground Floor = 131.2 sq m / 1412 sq ft
 First Floor = 106.6 sq m / 1147 sq ft
 Double Garage = 37.2 sq m / 400 sq ft
 Total = 275 sq m / 2959 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.



Tim Russ and Company

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Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.

For more information please visit our website.



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