



22 Hillside Road, Penn - HP10 8JJ

Offers Over £1,250,000

 **TIM RUSS**
& Company



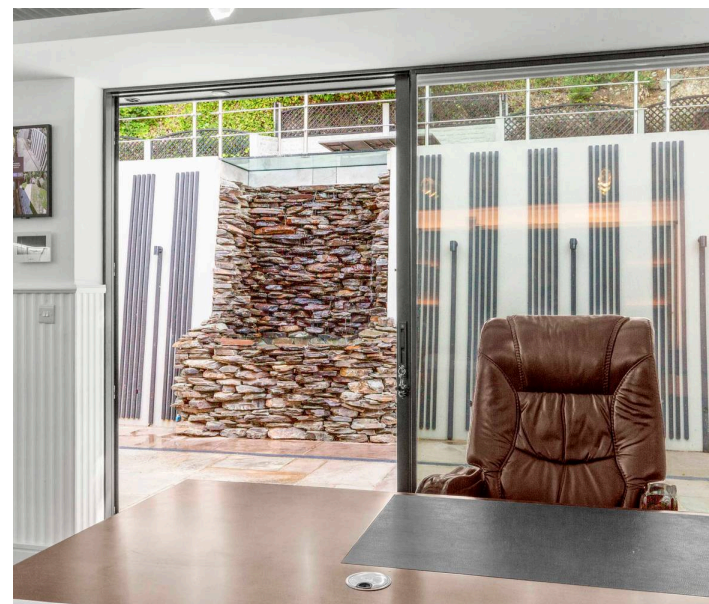
- Extended and updated by the current owners to an exceptional standard is this substantial family home offering versatile and flexible accommodation of 3500 sq ft, perfect for multi-generational living
- Situated in an elevated position in a stunning Sylvan setting on the outskirts of Penn village, walking distance to highly regarded schools, shops, common & duck pond, and stunning countryside walks

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 Energy Efficiency Rating: D



Thoughtfully extended and updated by the current owners to an outstanding standard and arranged over three spacious floors and offering approximately 3,500 sq ft of flexible accommodation, the property is ideally suited for multi-generational living.

The ground floor features a stylish kitchen/breakfast room, a practical utility room, a generous double-aspect sitting room, a study or additional bedroom, a modern shower room, and a separate WC.

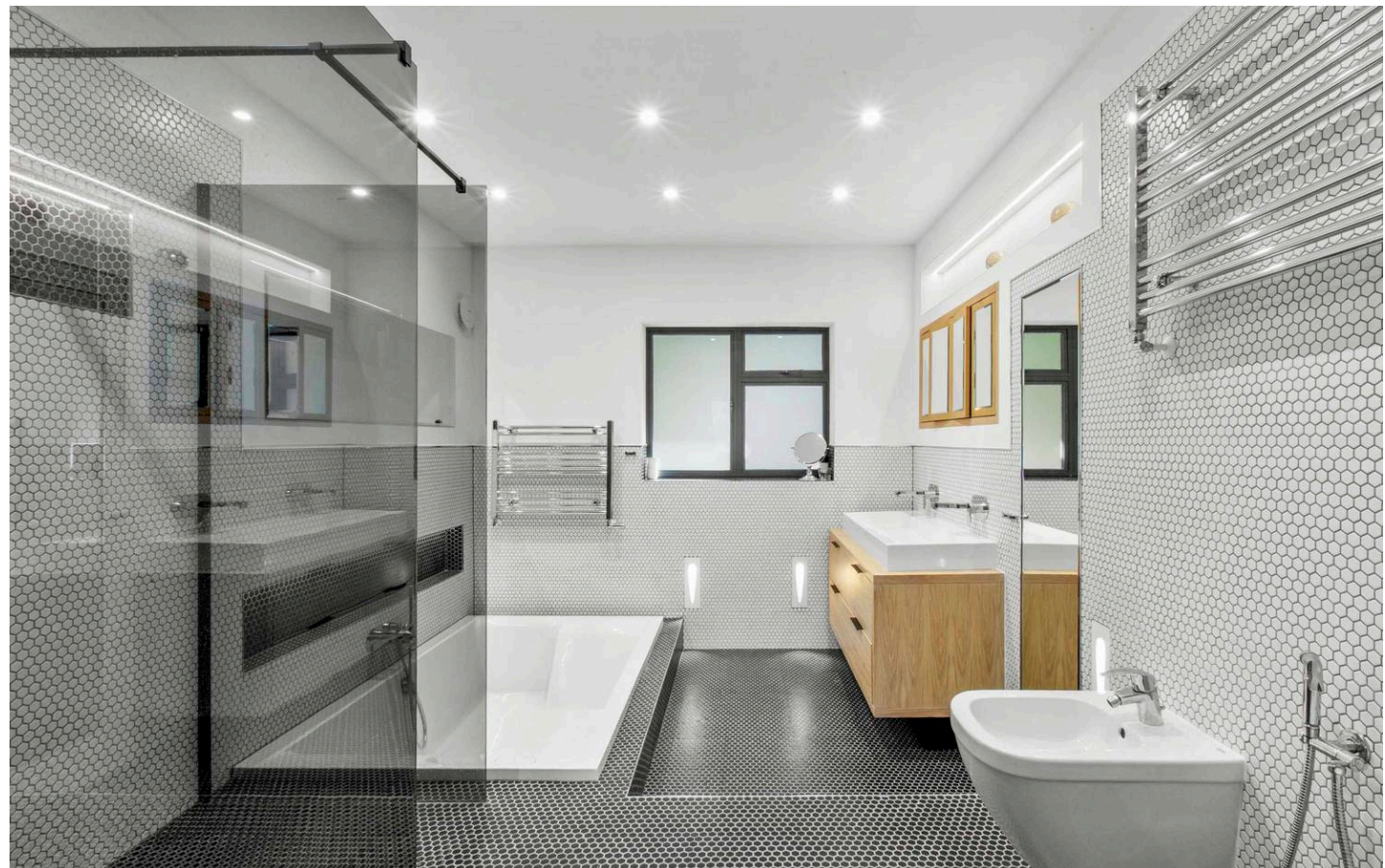
The first floor showcases a stunning open-plan kitchen, dining, and sitting area with beautiful herringbone oak flooring, a contemporary media wall, and a sleek, modern kitchen, complemented by two sets of patio doors that fill the space with natural light. Also on this level is a luxurious principal bedroom suite, complete with a walk-in dressing room and a separate ensuite, a further double bedroom, and an additional shower room.

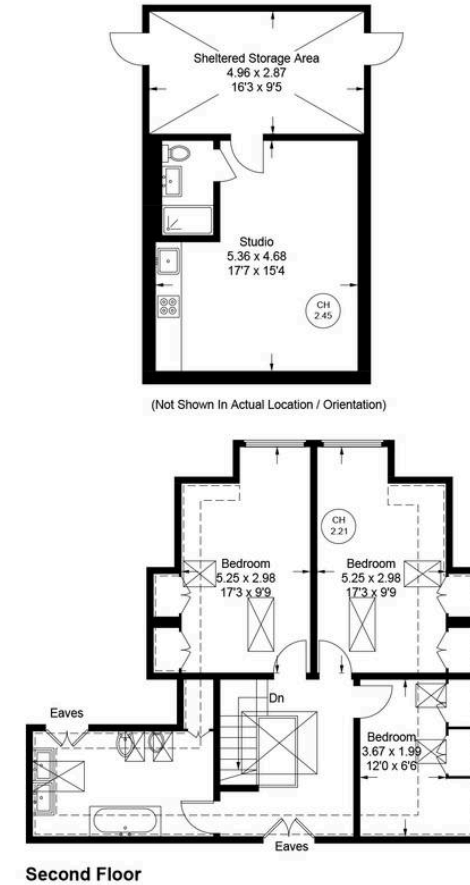
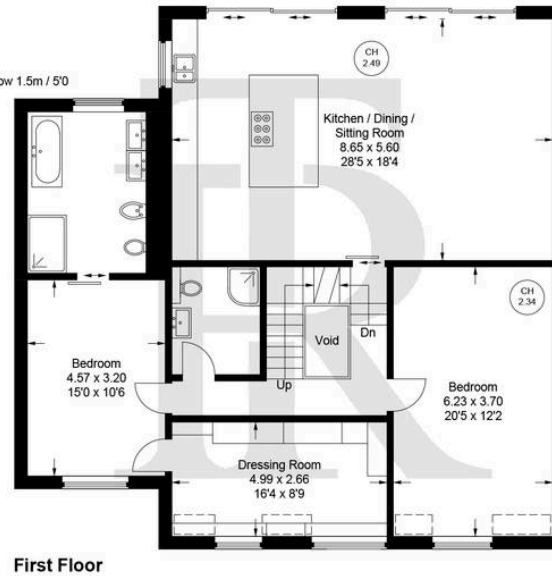
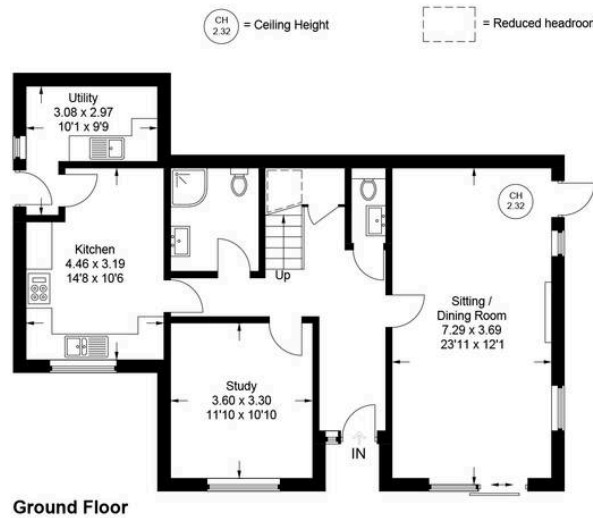
The second floor comprises two double bedrooms, each with fitted cupboards, a single bedroom or study also with fitted storage, and a modern family bathroom that includes plumbing for utilities if required.

The property further benefits from a self-contained studio, ideal for an independent teenager or those working from home, offering an open-plan space with kitchenette and ensuite shower room.

Throughout the home, underfloor heating ensures comfort, while eco-friendly solar panels and a secure, gated keypad entrance system provide peace of mind and energy efficiency.

The generous private front and side lawned gardens offer a safe environment for children to play, and the property provides ample driveway parking and a garden store, with steps ascending to the secure gate and house beyond.





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Approximate Gross Internal Area

Ground Floor = 83.1 sq m / 894 sq ft

First Floor = 135.4 sq m / 1457 sq ft

Second Floor = 67.2 sq m / 723 sq ft

Outbuilding = 39.7 sq m / 427 sq ft

Total = 325.4 sq m / 3501 sq ft (Including Void)

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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