



exceptional service as standard.

01494 939868

hello@kingshills.co.uk

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The Woodlands | Penn | High Wycombe | HP10 8JD

Guide Price | £1,375,000

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## Property Features

- Substantial Detached Home in Private Road
- Over 0.5 Acre Plot with Stunning Gardens
- 5 Bedrooms (2 Ensuite Shower Rooms)
- Double Aspect Drawing Room
- 2 Further Reception Rooms and Conservatory
- Modern Kitchen/Breakfast Room
- Double Garage with Office Above
- Quiet Private Road
- Good Access to the M40
- Close distance to Local Grammar Schools

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## Full Description

An exceptional detached home tucked away in a highly secluded and private position and located off the most prestigious private road in Penn/Hazlemere and also sitting on just over 1/2 an acre. The flexible accommodation has lots to offer with possibilities to extend further, subject to the normal permissions.

Ground Floor - Large and inviting Entrance Hall with sweeping stairs rising to the first floor, Double doors to the Drawing Room, Family Room/Dining Room, Modern and recently refitted Kitchen/Breakfast Room, Large Conservatory that is also a lovely Dining Room with Doors leading on to the rear garden and Patio. Further Family Room/Office, Utility Room and Downstairs Cloakroom.

First Floor - Large Master Bedroom with fitted wardrobes and double doors leading on to a veranda which overlooks the rear garden, modern Ensuite Shower Room, 4 further double Bedrooms.

Second Floor - Large L-Shaped Guest Suite with windows overlooking the rear garden and velux windows to the front and Ensuite Shower Room.

Garaging - There is a large Double Garage with and a modern shower room located to the rear, Stairs rising above the garage that lead to a Playroom/Teenage Den/Private Office.

Front - The property is approached via its own gated entrance, just off Manor Road, leading to a generous forecourt with plenty of parking in front of the double garage.

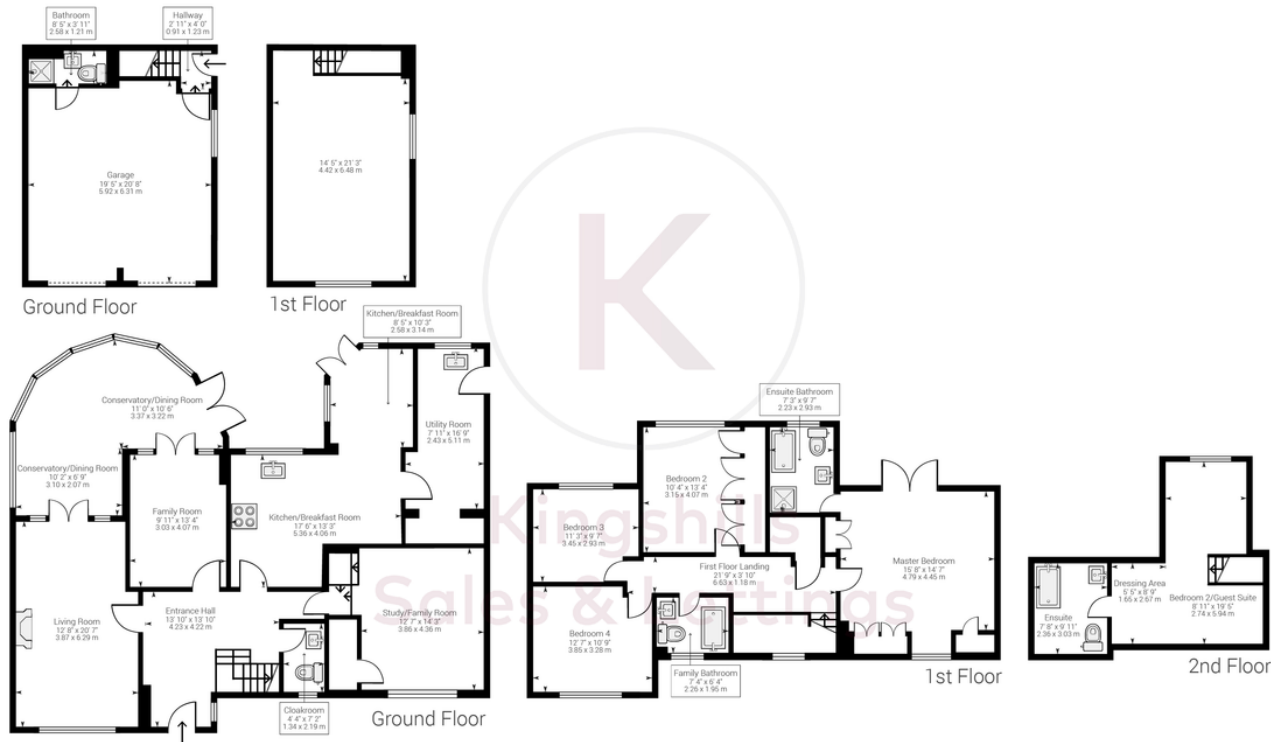
Rear Gardens - The Rear Gardens are a huge feature of the property which are all enclosed by private mature hedging for high security and privacy. There are many parts to the garden with many flower and shrub borders and mature trees. To the rear of the garden there is an enclosed Swimming Pool with Summer House.











Approximate net internal area: 3186.09 ft<sup>2</sup> (3582 ft<sup>2</sup>) / 296 m<sup>2</sup> (332.78 m<sup>2</sup>)  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Aston Court  
 Kingsmead Business Park  
 High Wycombe  
 Buckinghamshire  
 HP11 1JU

01494 939868  
 hello@kingshills.co.uk  
 kingshills.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements