

Hamptons

INTERNATIONAL



Church Road, Penn, HP10

4  2  3 

GUIDE PRICE

£1,900,000

(£1,895,000)




Property details



Key features

- **Character Home**
- **Four Bedrooms**
- **Three Bath/Shower Rooms**
- **Kitchen**
- **Family Room**
- **Sitting Room**
- **Room**
- **Cloakroom**
- **Studio/Annexe**
- **Double Garage**

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Description

Troutwells End is part of a distinguished 17th-century character property located on the eastern edge of Penn. Thoughtfully extended in 2015, the house seamlessly blends charming period features with contemporary design, offering an ideal setting for modern family living. Troutwells End forms part of a distinguished 17th-century character property on the eastern edge of Penn, showcasing a wealth of period features both inside and out. A contemporary rear extension, added in 2015, has transformed the home with a stunning, light-filled family room featuring sliding glazed doors that open onto beautifully landscaped, south-facing gardens arranged in a traditional parterre style. A further recent addition is the self-contained annexe, comprising a studio bedroom/living space, kitchen, and shower room—perfect for multi-generational living, whether for grandparents, older children, or an au pair. The layout offers excellent flexibility, with several rooms suited to a variety of uses. Currently, a ground-floor bedroom could just as easily serve as a home office or snug. Inside, the home is beautifully presented with a number of high-end finishes. The kitchen is a particular highlight, featuring underfloor heating, marble work surfaces, and integrated Miele appliances. Open plan to the new family room, it creates a superb space for modern living and entertaining. Additional ground-floor accommodation includes a separate sitting room with a wood-burning stove, a utility room, and a cloakroom. Upstairs, the first floor offers a generous principal bedroom with an en suite bath/shower room and built-in storage, alongside a second spacious bedroom and a stylish family bathroom with a separate WC. Outside Troutwells End benefits from a large 0.64 acre plot. A gravel driveway to the front of the house provides ample parking and access to the double garage. Situated to the rear, the south-facing gardens are an impressive size and beautifully landscaped, mixing formal parterre-style planting of shrubs and hedging with seating terraces, manicured lawns and mature trees. An area for a hot tub is draped in wisteria, and there is a charming summerhouse which has been converted to a home office, complete with light, power and Wi-Fi. At the end of the garden, established trees surround a tranquil duck pond. Situation The property offers convenient access to a variety of amenities in Penn and Tylers Green including a village store, tea rooms and a choice of public houses. Local schooling includes the popular Tylers Green first and middle schools, with renowned schools in the surrounding areas including highly regarded grammar schools, Davenies in Beaconsfield itself as well as The Royal Grammar School and John Hampden in High Wycombe. Girls' schools include High March preparatory school and Beaconsfield High School. The area has many recreational facilities offering a wide selection of sporting and leisure pursuits. Beaconsfield New Town is conveniently positioned for access to restaurants and amenities including the main line station providing a direct link to London Marylebone, with the shortest journey taking approximately 30 minutes. Junction 2 of the M40 can be found just the other side of the historic Old Town of Beaconsfield giving access to the M25 motorway network, London, Heathrow, Oxford and Birmingham. Property Ref Number: HAM-58308







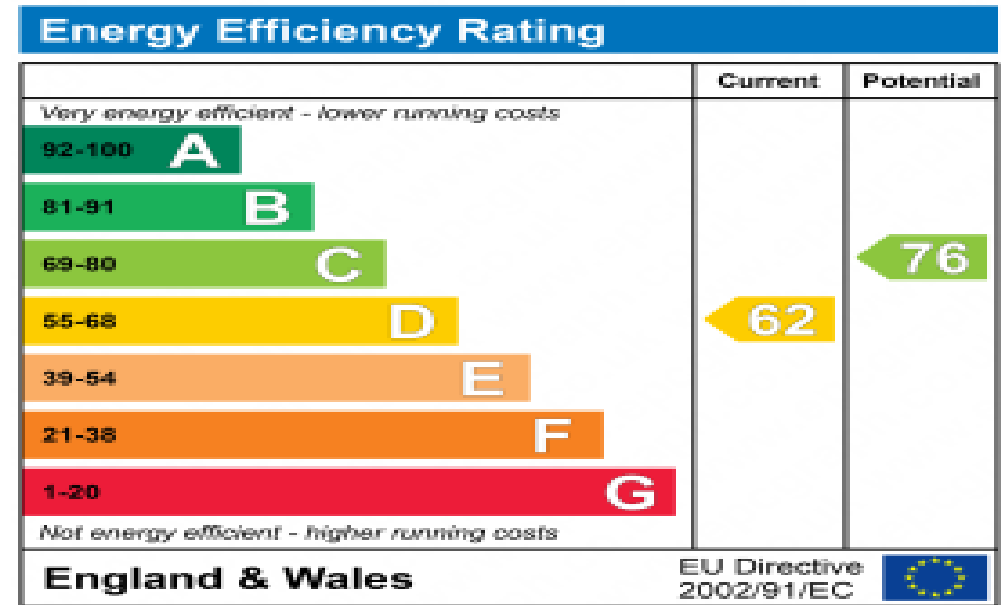




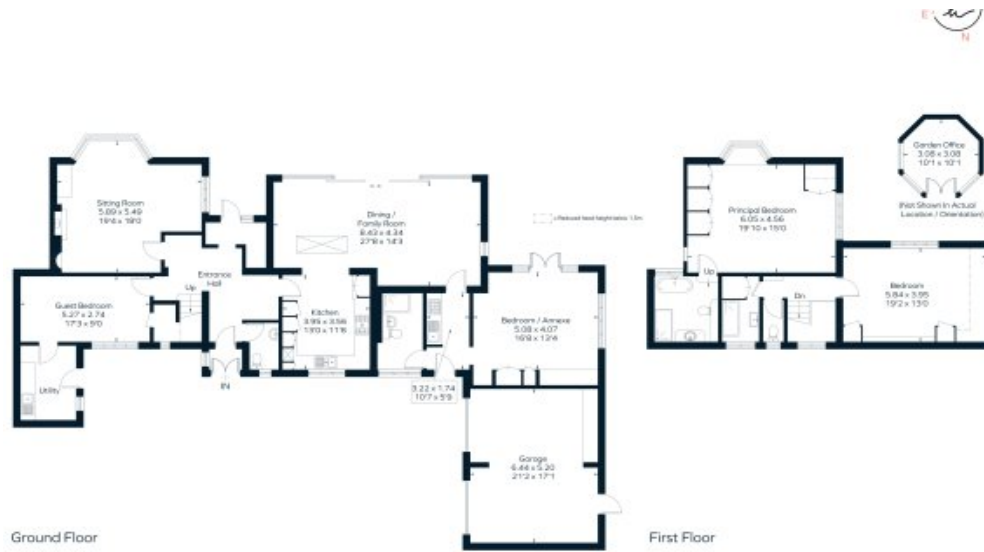








Floor plan



Location



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