

Hamptons

INTERNATIONAL



Southcote Way, Penn, HP10

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GUIDE PRICE

£830,000

(£825,000)

Property details



Key features

- **Five Bedrooms Including Principal E**
- **Bright Rear Living Room**
- **Separate Dining Room**
- **Study**
- **Generous Family Kitchen and Down**
- **Private Gravel Driveway Leading to**
- **Exceptional 150ft Rear Garden with**

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Description

A rare opportunity to transform a spacious detached family home in one of Penn's most prestigious addresses, featuring five bedrooms, generous living spaces, a double garage, private driveway and an exceptional 150-ft garden, all moments from village amenities, woodland walks and top-tier schooling. For Sale by the Modern Method of Auction. This impressive detached family home presents a remarkable opportunity to reimagine and elevate a substantial residence in one of Penn's most exclusive and tranquil settings. Offering five well-proportioned bedrooms, including a principal suite with ensuite, the house delivers excellent versatility for growing families or those seeking generous multi-purpose space. The ground floor features a bright rear living room opening onto the garden, a formal dining room, a dedicated study and a spacious family kitchen, all providing a superb foundation for modernisation or redesign. A private gravel driveway and double garage enhance both convenience and kerb appeal, while the property's enviable location places residents moments from village amenities, scenic woodland walks, fast commuter routes and outstanding grammar and independent schools. This is a rare chance to craft an exceptional home tailored to personal taste in a truly prime Penn address. Outside Set on a magnificent plot, the property benefits from an expansive rear garden extending approximately 150 feet, offering exceptional privacy, mature greenery and a sense of scale rarely found in the area. This impressive outdoor space is perfectly suited to family life, entertaining or ambitious landscaping projects, and provides outstanding potential for future extensions or reconfiguration subject to planning. The garden's depth and natural screening create a wonderfully peaceful backdrop throughout the year. To the front, the home is approached via a private gravel driveway that sets a welcoming tone and provides plentiful parking. This leads to a substantial double garage, ideal for secure vehicle storage, hobbies or workshop use. Together, the grounds create a superb blend of practicality, charm and long-term potential, complementing the home's generous interior perfectly. Situation Penn is a highly desirable village offering a peaceful lifestyle surrounded by open countryside, with excellent walking across Penn Common and Kings Wood. The village benefits from a strong community, local pubs, a village store with post office, a delicatessen and coffee bar, sports club and village hall. Highly regarded schools are nearby, including Tylers Green and a range of grammar and independent schools. Fast rail links to London Marylebone are available from Beaconsfield, High Wycombe and Amersham. 31 Southcote Way offers a rare opportunity to enjoy village living with superb access to amenities, schooling and transport. Property Ref Number: HAM-64314 Additional Information This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided which you must view before bidding. Only the winning buyer will pay £349.00 including VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £9,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.





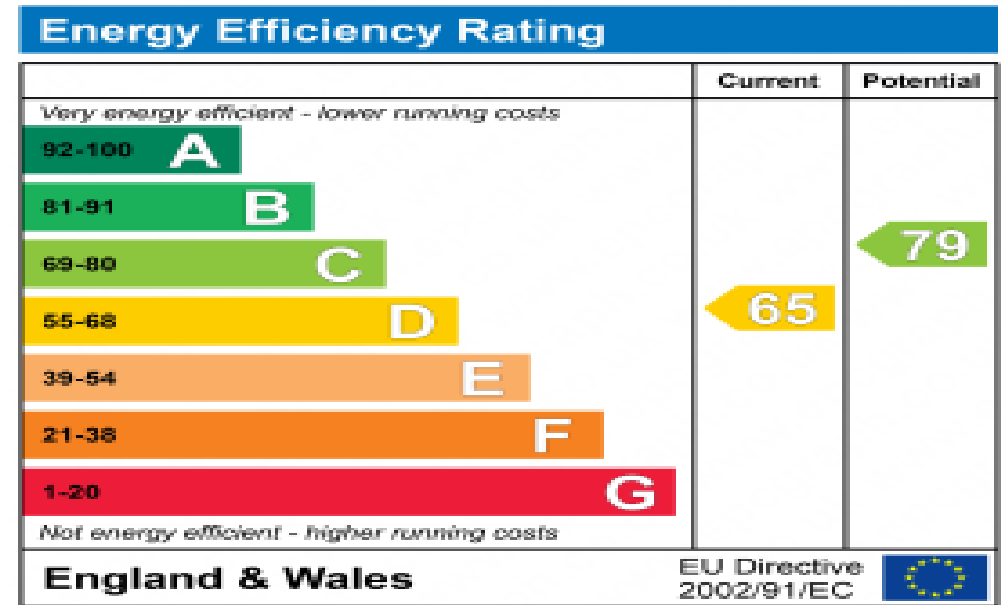




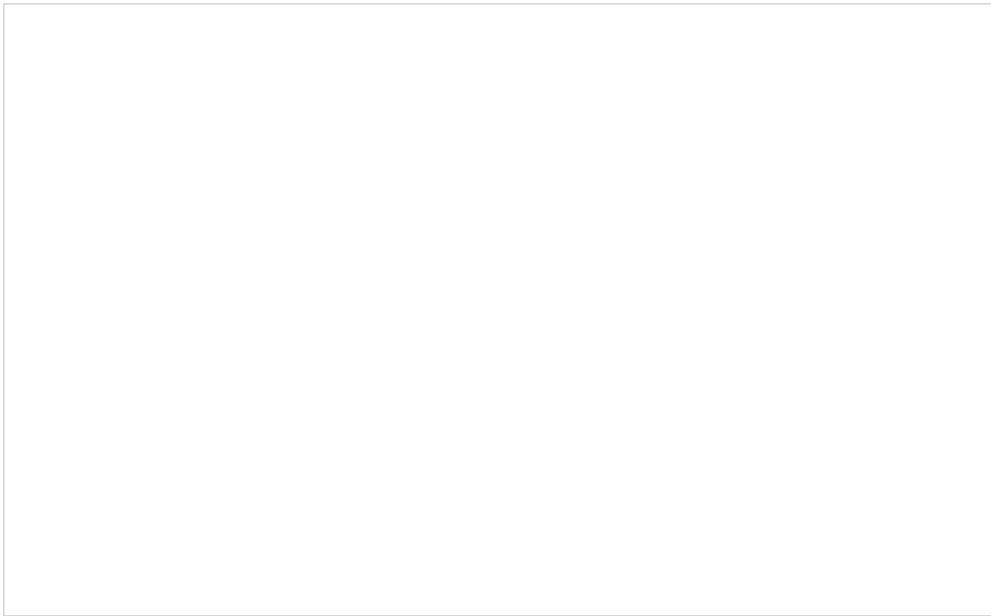








Floor plan



Location



Hamptons

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