



78 HAZLEMERE ROAD

PENN | HIGH WYCOMBE | BUCKINGHAMSHIRE





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78 HAZLEMERE ROAD IS AN APPEALING SPACIOUS DETACHED RESIDENTIAL PROPERTY LOCATED IN THE POPULAR VILLAGE OF PENN, POSITIONED BETWEEN THE TOWNS OF HIGH WYCOMBE AND BEACONSFIELD. THE PROPERTY IS IN NEED OF MODERNISATION OFFERING A WEALTH OF POTENTIAL AS A PROJECT TO PROVIDE FOR AN EXTENSIVE FAMILY HOME WITH GENEROUS GARDEN CURTILAGE SITUATED IN A SOUGHT AFTER AND PRIME LOCATION WITHIN AN HOUR'S DRIVE FROM LONDON.

- Spacious three-bedroom detached home in a popular village setting •
  - Potential for extension and conversion subject to gaining the necessary planning consents •
  - Sitting room with open fireplace and brick surround •
  - Three double bedrooms and family bathroom •
- Ample off-road parking for several vehicles and an extensive garage •
  - Colourful, established garden and green lawn with fruit trees •
  - Grounds and gardens measuring approximately 0.17 acre •
    - uPVC double glazing throughout •
    - Less than one hour's drive from London •
  - Perfect project for any purchaser to put their own stamp on •
- High Wycombe 3.2 miles • Beaconsfield 4.2 miles • Wendover 10 miles •
  - Aylesbury 15 miles • Maidenhead 16 miles • Henley on Thames 16.4 miles • Reading 22.3 miles • Oxford 30 miles • London 31 miles •
  - Heathrow Airport 17.7 miles • London Luton Airport 31.7 miles •
  - Gatwick Airport 55.5 miles • High Wycombe Railway Station 3.1 miles • Beaconsfield Railway Station 3.9 miles •

(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact.  
Your attention is drawn to the Important Notice on the last page of the text.





## LOCATION & SITUATION

78 Hazlemere Road is located in Penn, a thriving village between the towns of High Wycombe and Beaconsfield on the edge of the Chiltern Hills Area of Outstanding Natural Beauty. The local area features a number of bars, restaurants, pharmacy, shops and primary and secondary schools. Hazlemere Golf Club is less than half a mile away and there are good running, cycling, walking and bus routes to High Wycombe, Beaconsfield and Aylesbury.

The property is well situated benefitting from good connections to the main road networks of the A40 and M40 with High Wycombe being just over 3 miles away. The town boasts excellent schools including High Wycombe High School, Godstowe School, The Chalfonts Independent Grammar School and Wycombe Abbey School. High Wycombe also offers an up-market shopping experience with the Eden Centre providing a comprehensive range of high street shops and leisure facilities including bowling, cinema, gym and restaurants. The area features a further extensive range of recreational and leisure facilities including the Wycombe Swan Theatre and Wycombe Wanderers Football Club.

An abundance of tourism and recreational activities exist within High Wycombe and the wider region, especially within the beautiful Chiltern Hills Area of Outstanding National Beauty which is only a stone's throw away providing good walking and outside activities. Further attractions such as Oakland Park Golf Club, Desborough Castle Hillfort and National Trust West Wycombe Park are all easily accessible.

The property is approximately 24 miles away from Ascot Racecourse which is home to the prestigious Royal Ascot Festival, one of the biggest horse racing events of the year. London is easily accessible and commutable being 31 miles and less than an hour's drive, providing the latest in entertainment, fashion, business, and international travel.







## THE PROPERTY

78 Hazlemere Road is a detached family residence, contained within a generous plot with substantial driveway to the front of the property providing off-road parking for circa three vehicles, with attached garage providing a useful footprint for possible extension (subject to gaining the necessary planning consents). The property is light and airy due to the many windows and sun room to the rear.

The principal accommodation briefly comprises a front hallway which provides access to the cloakroom with WC; kitchen with rear aspect windows to the garden; dining room with double aspect windows to front and side; sitting room with double aspect windows to front and side, open fireplace and brick surround and doors to garden to side and to the sunroom to rear; sunroom with doors to garden; under stair storage cupboard and staircase to first floor landing.

The first-floor accommodation comprises under eaves storage, a family bathroom equipped with WC, bidet, standalone shower, bath and washbasin; landing featuring airing cupboard with hot water tank providing access to two double bedrooms and a master double bedroom. The overall accommodation is spacious.

An attached garage is located on the northern side of the property which provides a useful space with potential to be converted to residential use being incorporated with the house subject to obtaining the necessary planning consents.

## OUTSIDE

Access to the property is direct from the western side of Hazlemere Road. The property is sheltered from Hazlemere Road with a tall hedge to the front. The gateway opens onto a concreted driveway providing ample parking for several vehicles. Directly adjacent to the parking area is the front porch of the property and the garage door. Adjacent to the parking area to the south is the front formal garden area with planted borders and lawn.

Access to the rear garden is via the southern side of the property. The garden to the rear is extensive with garden greenhouse to the north, planted borders and fruit trees throughout. The garden also provides access to the garden shed/workshop which is an extension of the garage.

To the rear of the house is a lean too area extending from the kitchen and sunroom with paved patio area providing a useful space for al fresco dining during the summer months.





## FLOORPLAN

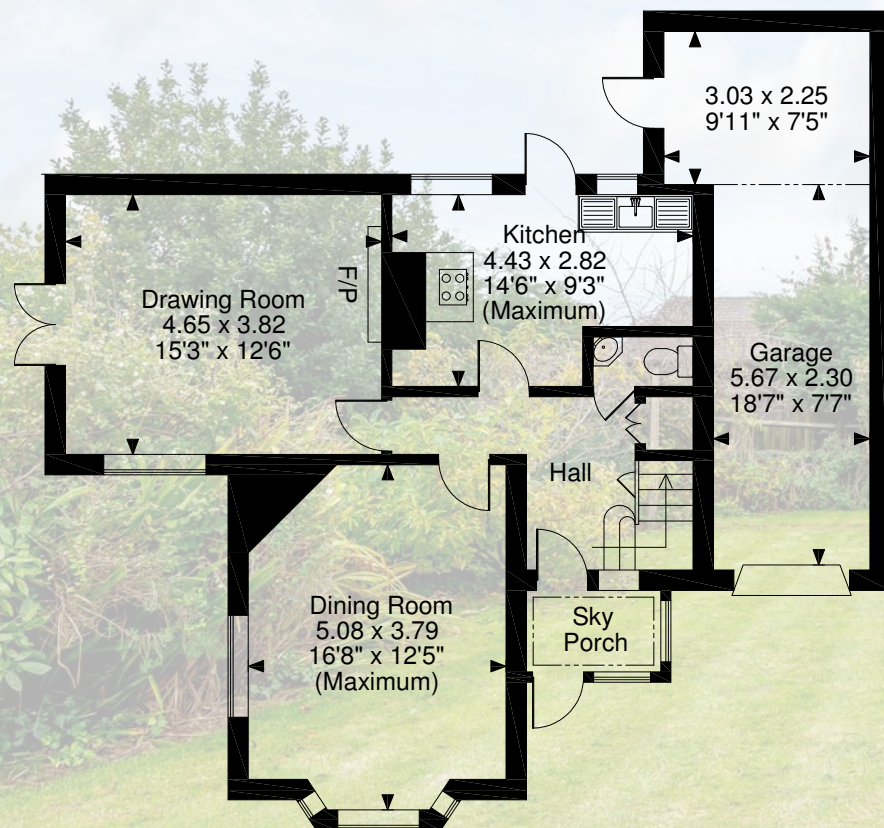
**Hazlemere Road, High Wycombe**

**Approximate Gross Internal Area**

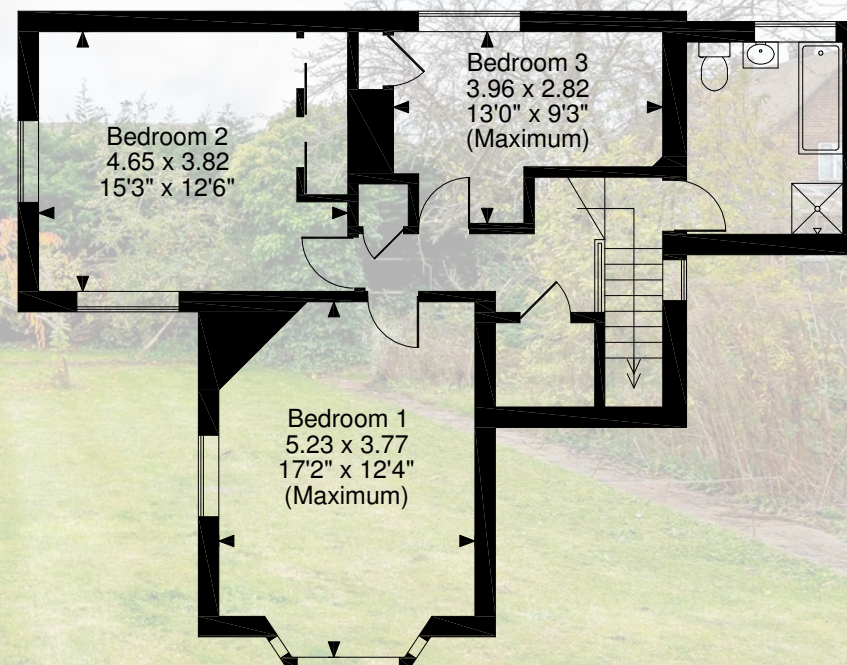
**Main House = 1349 Sq Ft/125 Sq M**

**Garage = 214 Sq Ft/20 Sq M**

**Total = 1563 Sq Ft/145 Sq M**



**Ground Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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## KEY INFORMATION

**Services:** Mains electricity and water, combi gas boiler for central heating, and mains drainage.

**Wayleaves, Easements and Rights of Way:** The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

**Fixtures and Fittings:** Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

**Council Tax Band:** F

**Development Clawback:** A development clawback overage provision will be incorporated into the sale contract to capture any future additional residential dwellings granted on the site that exceed one residential dwelling. This will capture 30% of any uplift in value provided by any planning consent for additional residential dwellings, excluding any increase attributable to extension or redevelopment of the existing dwelling. This overage will run for a period of 22 years from the date of sale.

**Local Authority:** Buckinghamshire Council. Telephone 01494 729000

**Viewings:** Strictly by appointment with the selling agents

**Directions:** From the M40 at junction 4 take the A404 exit to High Wycombe/Marlow/M4/Maidenhead. At the Handy Cross Roundabout, take the 2nd exit onto Marlow Road. At the second Roundabout take the first exit onto Desborough Avenue. Continue north for 0.7 miles then take the right turn onto Suffield Road and continue on to Queen Alexandra Road. Follow A404 onto Amersham Hill continuing onto Amersham Road in the direction of Penn. After approximately 2.4 miles take the right turn onto the B474 Penn Road leading to Hazlemere road. After approximately 1 mile the property will be on the right-hand side.

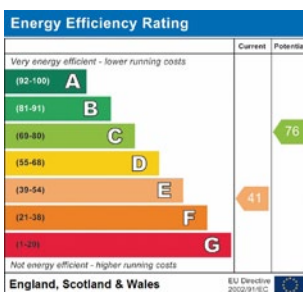
**Postcode:** HP10 8AC



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## IMPORTANT NOTICE

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Powells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Powells nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that a l information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars prepared November 2020.