

Laburnham Lodge, Penn, Buckinghamshire





Fantastic family home ideally located near the charming village of Penn, featuring four bedrooms and a separate garage for added convenience.

Summary of accommodation

Main House

Reception room | Sitting room | Cloakroom | Utility room
Kitchen/dining room | Study

Principal bedroom with en suite | Second bedroom
Third bedroom | Fourth bedroom/Study

Garden and Grounds

Garage with loft space
Gardens | Pond | Terrace

In all about 0.33 acres



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Situation

The house is located close to the centre of the lovely village of Penn, a popular village in the heart of Buckinghamshire. The village boasts several fantastic pubs, a coffee shop, a local store, and multiple churches. For additional shopping and leisure options, the nearby town of Beaconsfield provides a diverse range of amenities. Moreover, Beaconsfield offers convenient access to the M40 motorway and fast mainline railway services to London Marylebone. The village is home to a highly regarded primary school, and the broader area features an excellent selection of schools catering to boys and girls of all age groups, including falling within the catchment zone for various Grammar Schools.

Distances

Penn/Tylers Green Village 1 mile, Amersham station 8.5 miles, Beaconsfield station 4.3 miles, M40 1.9 miles, M25 9.7 miles. (All distances and times are approximate)



Laburnham Lodge

As you arrive at Laburnham Lodge there is a well-designed in-out gravel driveway and a detached garage with storage above, offering ample parking. Upon entering through the delightful front porch there is a large open entrance hall with beautiful beams- a feature throughout the house. Here, a snug with an original fireplace and a thoughtfully arranged TV setup provides a cosy retreat. Additionally, this space accommodates a versatile work area, in addition to bedroom four/the home office upstairs.

The heart of the home is a thoughtfully designed kitchen and spacious dining area. The current owners upgraded the house to allow for this brilliant open-plan layout, which includes underfloor heating, a separate utility room, and provides access points via doors from the kitchen, dining room and lounge to the terrace and garden. This room provides an ideal vantage point to appreciate the stunning views of the garden and the picturesque countryside beyond.

The ground floor also features a dual aspect living room, complete with a charming and functional fireplace, this space is perfect for enjoying both everyday family life and hosting. A guest cloakroom also adds to the convenience of the ground floor layout.

On the first floor, there is a large principal bedroom with dual-aspect windows and abundant storage. The ensuite bathroom, equipped with a shower, complements the space. This floor also has two additional double bedrooms and a versatile room, perfect for use as a nursery or home office. These rooms share a well-appointed family bathroom with bath and overhead shower.



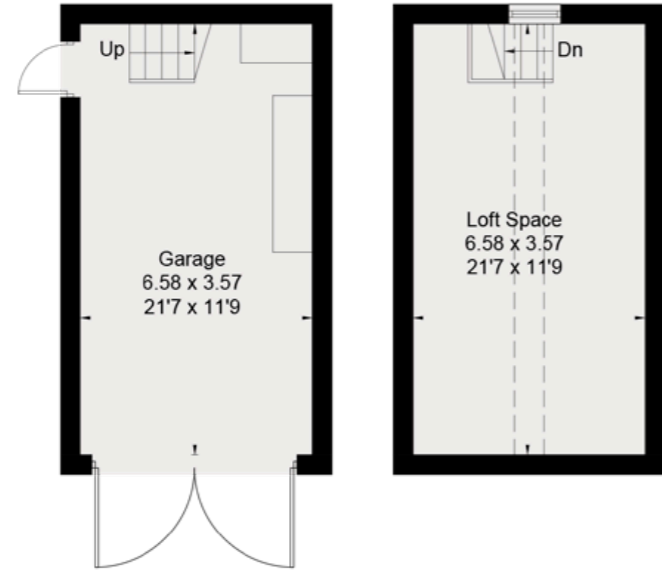


Garden and Grounds

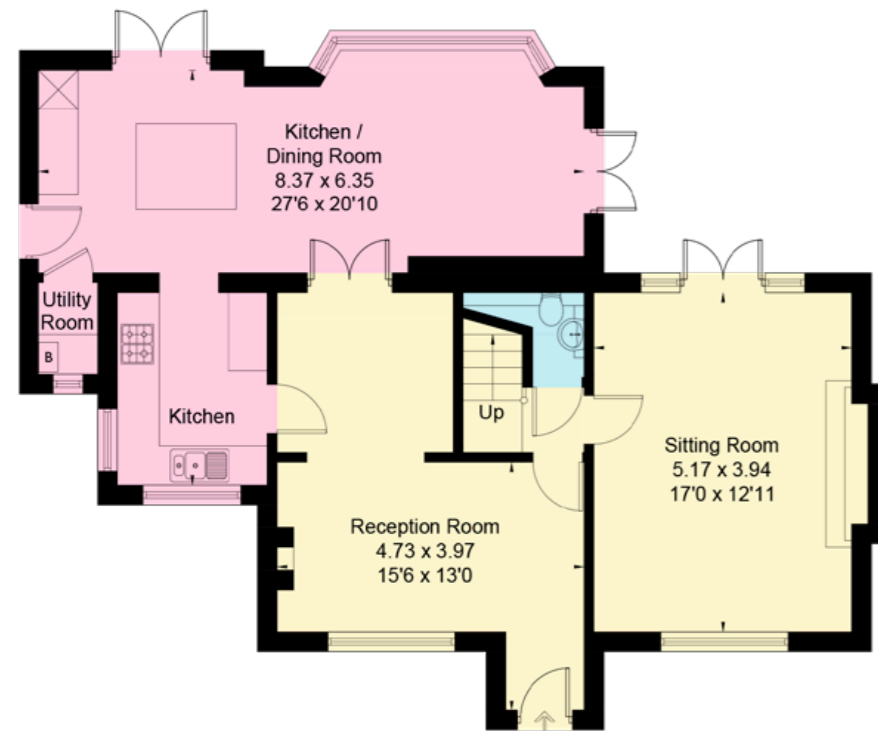
Laburnham Lodge's charm extends outdoors with a garden that is just over a quarter of an acre, featuring an enchanting pond, mature trees, and an expansive terrace just off the kitchen to enjoy the views over the neighbouring fields.

Approximate Gross Internal Floor Area
 Ground Floor: 85.8 sq m / 923 sq ft
 First Floor: 69.9 sq m / 752 sq ft
 Garage (Including Loft Space): 47.2 sq m / 508 sq ft
 Total: 202.9 sq m / 2,183 sq ft

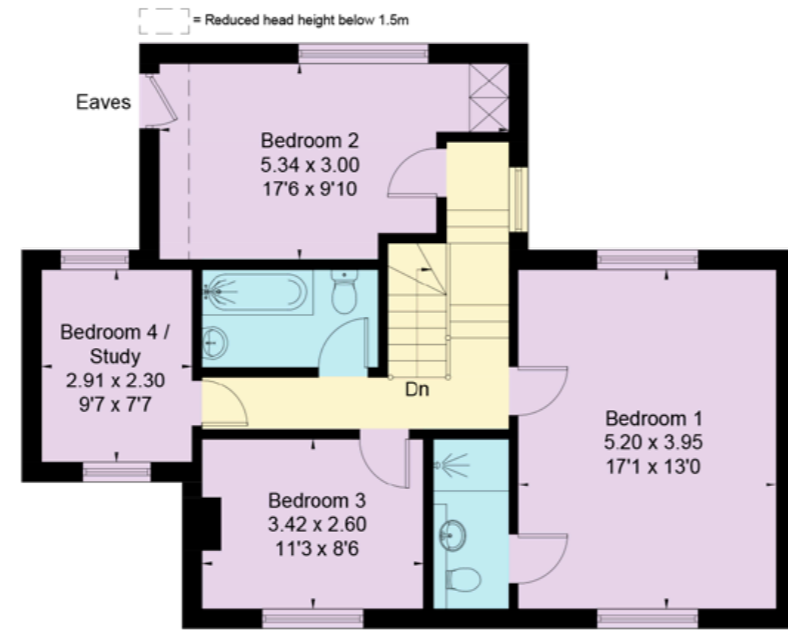
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Property information

Guide Price: £1,250,000

Tenure: Freehold.

Services: Mains water, electricity, gas & drainage

Local authority: Buckinghamshire Council

Council Tax Band: G

Energy Performance Certificate Rating: Band D (rating 66)

Postcode: HP10 8HG

Viewings

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
 Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP 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 Knight Frank LLP 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, Videos etc: The photographs, property videos and virtual viewings etc. 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 all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated February 2024. Photographs and videos dated February 2024.

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