



LE MARQUE
MANOR CLOSE, PENN, BUCKINGHAMSHIRE



A LOVELY 5 BEDROOM FAMILY HOME WITH BEAUTIFUL GARDENS NICELY TUCKED AWAY IN THE VILLAGE OF PENN.

An attractive family home in a quiet close, off Manor Road a highly desirable private road and just a few minutes walk from the centre of the village.



Local Authority: Buckinghamshire Council

Council Tax Band: G

Services: Mains electricity, gas, water and drainage

Tenure: Freehold

What3Words: oval.reds.tells

LOCATION

Le Marque is located at the end of a quiet private close off Manor Road, one of the most regarded roads in South Buckinghamshire. The village of Penn benefits from three excellent Public Houses, a primary school, a delightful village green and pond. The village shop caters for most things needed for day-to-day living, with more extensive shopping facilities, including a large Waitrose and Marks & Spencer as well as several boutique shops, available in nearby Beaconsfield.

For the commuter, communications are excellent with a mainline stations at Beaconsfield and High Wycombe providing regular commuter services to London Marylebone on the well-renowned Chiltern Line (with the journey taking approximately 21 minutes and 25 minutes respectively). Mainline services are also available from nearby Amersham (approximately 7 miles distant), as well as access to the Metropolitan Line on the London Underground (with the journey to London Baker Street taking approximately 45 minutes). For the motorist, junction 2 of the M40 is approximately 6 miles distant, while junction 16 of the M25 is approximately 10 miles distant - both offering further access to the national motorway network.

Buckinghamshire is renowned for its education system, with the nearby preparatory schools including Davenies and High March in Beaconsfield, The Beacon in Amersham and Caldicott at Burnham Beeches. The county is also renowned for its grammar school system, with Le Marque currently falling into the catchment areas for the Royal Grammar School (RGS) for boys, and Beaconsfield High School and Wycombe High School for girls.

Penn and Tylers Green are thriving communities and include a range of services including village organisations, clubs and societies.

Beaconsfield 4.5 miles (London Marylebone 21 minutes)

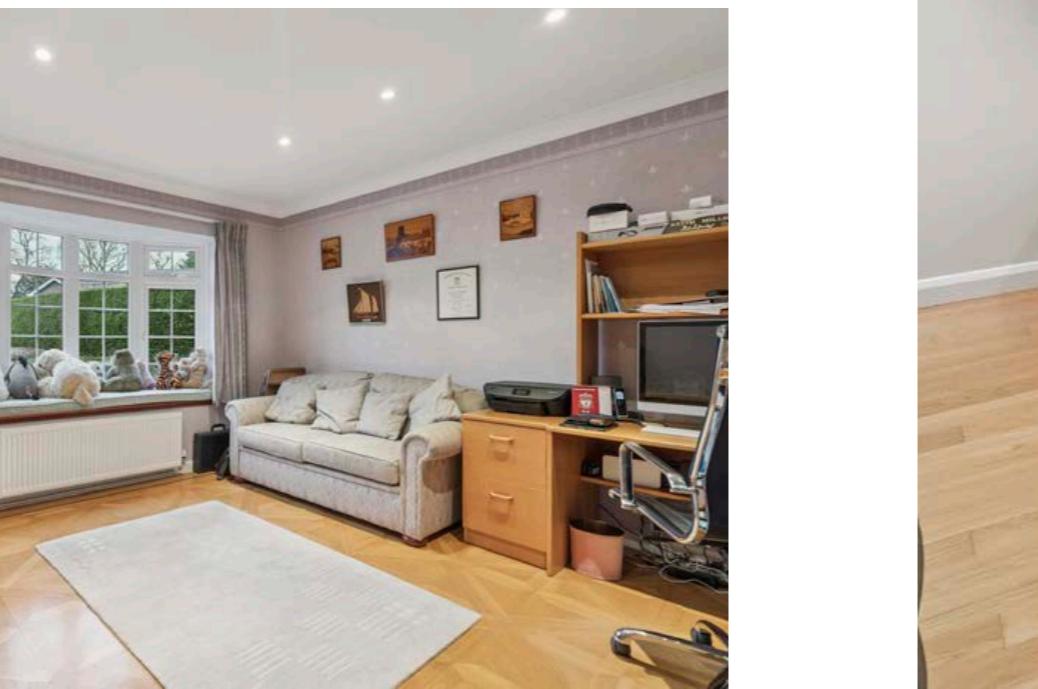
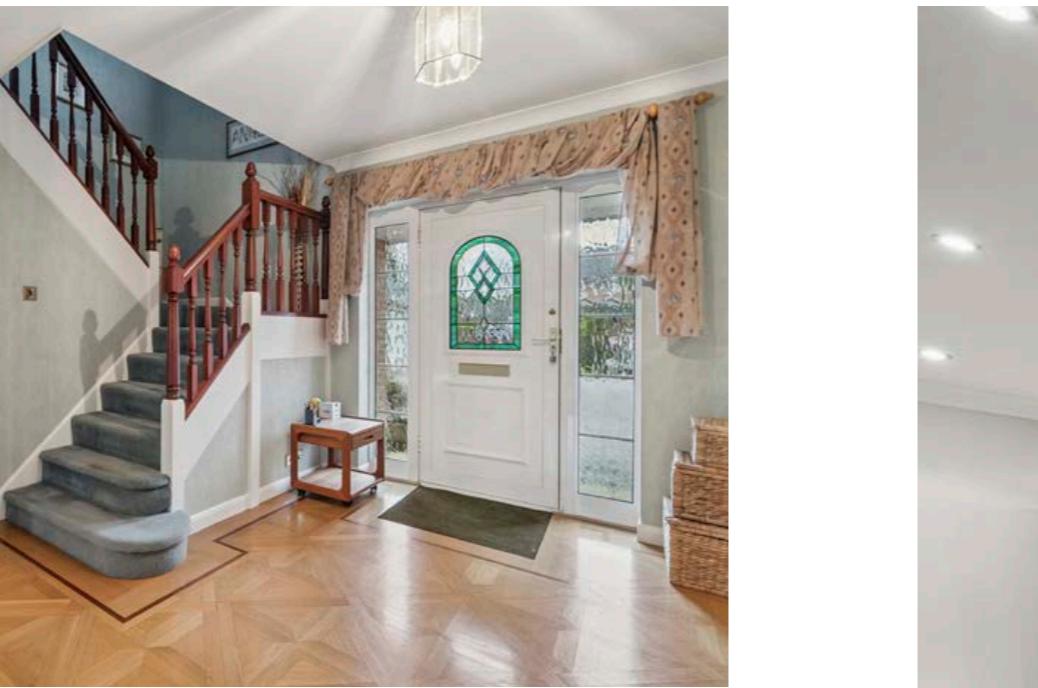
High Wycombe 2.5 miles London Marylebone 25 minutes)

Amersham 7 miles (London Baker Street 43 minutes)

M40 J3 3.8 miles, J4 6 miles

Heathrow 20 miles

All distances and times are approximate





LE MARQUE

Le Marque is a very well maintained and presented family home extending to very nearly 3,400 sq ft. The accommodation is as shown on the floor plans. The front door leads to a welcoming reception hall with stairs to the first floor and doors leading to the three principal reception rooms. The study with attractive bay window to the front, large sitting room with open fireplace and doors opening to the rear gardens and the dining room again with glazed doors to the gardens beyond. Next to the dining room also approached from the hall is the kitchen, well fitted with a good range of wall and floor units and fitted appliances to include two ovens, warming drawer, steam oven, built in coffee machine and dishwasher. The kitchen opens to the conservatory giving a sense of space and light with lovely views over the gardens. The rear hall with door to the driveway leads to the utility room and family room/cinema beyond which is the double garage. There is also a guest cloakroom off the reception hall.

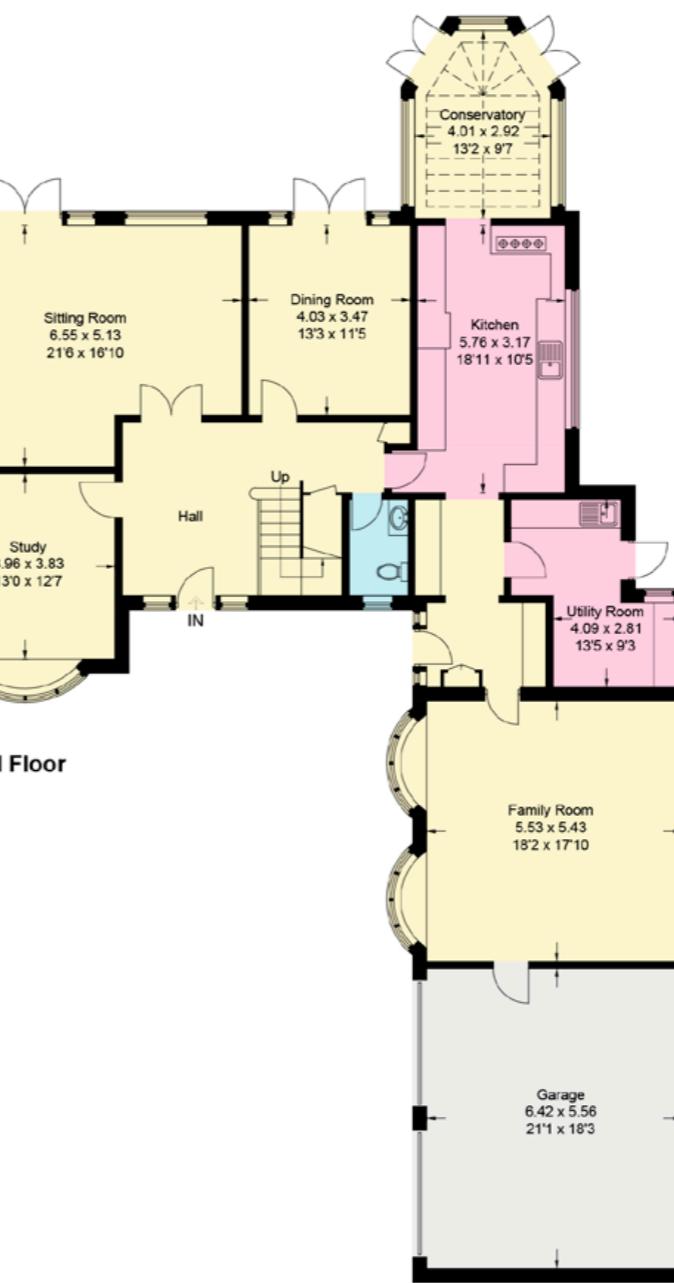
To the first floor all approached from the landing are the main bedroom with dressing area and en-suite, second double bedroom with en-suite shower room and three further double bedrooms and a family bathroom.





GARDENS AND GROUNDS

Le Marque is approached over a paved driveway leading to the front and side doors also to the double garage, there are areas of lawn and mature hedging. The gardens to the rear are a delight, with a lovely terrace immediately adjacent to the house with ornamental pond. The lawns are level with floral beds and borders and the whole is enclosed by mature high hedging creating a wonderful sense of privacy.



Approximate Gross Internal Area = 313.8 sq m / 3,378 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



We would be delighted
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