



JUNE COTTAGE

4 The Larchlands, Penn HP10 8AB



BARTRAMS

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A charming and characterful semi detached cottage dating from circa 1900, quietly tucked away on a peaceful no-through private gravelled road and offering a rare sense of seclusion without compromise.

Extending to approximately 1,040 sq ft across two floors, the property caters well proportioned accommodation, comprising three bedrooms, two reception rooms, a conservatory and a delightful south-facing courtyard garden with driveway parking to front.

Of particular note, planning permission has been granted (Ref: PL/25/2436/FA) for a part single and part two-storey rear extension - presenting an exciting opportunity to significantly enhance and enlarge the property whilst retaining all of its inherent character and charm.

Summary of description

A charming and characterful cottage tucked away on a peaceful no-through private road, offering a rare sense of seclusion. Accommodation is wonderfully proportioned across two floors, complemented by a private courtyard garden and driveway parking.

A side entrance leads into a welcoming hallway with cloakroom and stairs to the first floor. The generous sitting room flows through to the kitchen, with steps down to a well-proportioned dining room. Adjoining is a delightful conservatory flooded with light and enjoying courtyard views through French doors. The kitchen offers a good range of Shaker-style units, integrated appliances, rear garden views and a useful pantry/store cupboard.

Courtyard garden

A private parking space sits to the front of the property with a side path leading to the entrance. To the rear, the charming south-facing courtyard garden is a particular delight that's arranged over two levels and offering ample space for outdoor dining and entertaining. Thoughtfully low-maintenance, the garden is enclosed by fencing and mature hedging, ensuring a good degree of privacy and seclusion.





Planning Permission

28th July 2025 Planning permission granted (PL/25/2436/FA) for part single & part two storey rear extension

Services:

Mains water, electricity and drains.Night storage heaters.

EPC Rating: E

Local Authority:

Buckinghamshire Council

Council Tax Band: F

Freehold

Location

Penn is widely regarded as one of Buckinghamshire's most desirable picturesque villages with its central green and duck pond. The village enjoys a strong sense of community, with much-loved local pubs including The Red Lion and The Crown. Nearby Beaconsfield and High Wycombe provide a refined selection of fine dining, boutique shopping and quality supermarkets such as Waitrose and Marks & Spencer. The area is especially popular with families thanks to its excellent educational provision. It lies within the prestigious Buckinghamshire grammar school catchment, including The Royal Grammar School and Wycombe High School, while a number of highly regarded independent schools such as Godstowe, Wycombe Abbey and Davenies are also within easy reach.

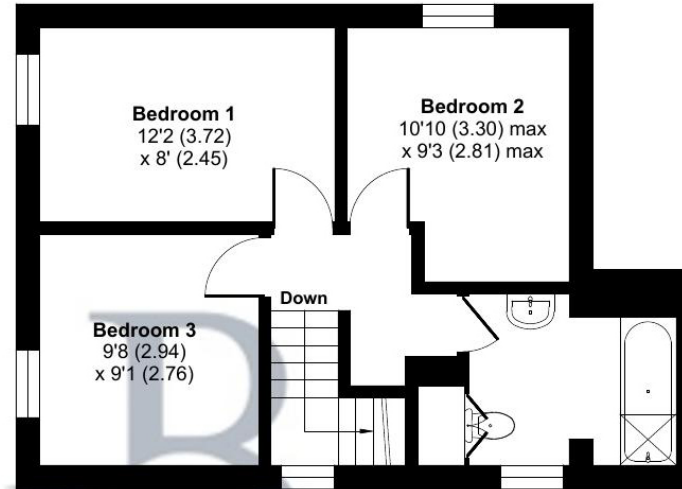
For commuters, the location is exceptionally well placed. Regular rail services from Beaconsfield reach London Marylebone in as little as 25 minutes, while the Metropolitan Line from Amersham offers direct access into central London. The property also benefits from convenient road links to the M40 and M25, placing both London and Oxford within easy reach. London Heathrow Airport is approximately 18 miles away.



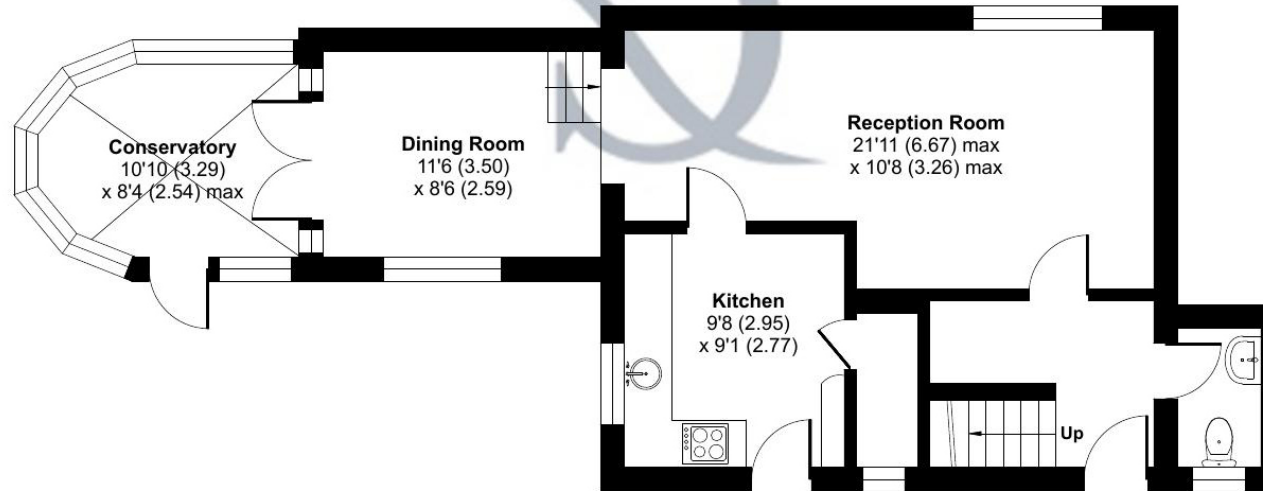
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Approximate Area = 1040 sq ft / 96.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Bartrams Property Consultants. REF: 1515431



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