Glenwood, Manor Road, Penn, Buckinghamshire, HP10 8JA

Guide Price £2,850,000 Freehold DRAFT DETAILS

- Much sought after private road
- Magnificent new family house
- Private gated carriage driveway
- 6598 sq ft inc garage
- Gardens and grounds approaching 1/2 acre
- Beautifully designed to an exceptional specification
One of two imposing new detached family homes, beautifully designed to an exceptional specification by CHARTRIDGE DEVELOPMENTS, Glenwood (6598 sq ft including garage) is set within this very sought after private road.

GROUND FLOOR
Reception Hall • Drawing Room • Dining Room • Library • Study • Kitchen open plan to Family Room and Orangery/Breakfast Room • Cloakroom • Utility Room.

FIRST FLOOR
Master Suite comprising Bedroom, Dressing Room and en suite Bathroom • Bedroom Two and Three with en suite facilities • two further Bedrooms and Family Bathroom.

SECOND FLOOR
Bedroom Six and Shower Room • Media/Leisure Room.

OUTSIDE
Large Double Garage with 300 sq ft Attic Room • gated in and out driveway • landscaped Gardens approaching half an acre.

THE LOCATION
Penn has a thriving village community with village pond, public houses, churches and excellent local schools including the Royal Grammar School for boys and Wycombe High School for girls in High Wycombe and Beaconsfield High School for girls. The village is centrally located for the larger towns of Beaconsfield and High Wycombe which both offer excellent shopping and schooling facilities and a main line station serving London Marylebone. There is good access to the M40 linking London, Heathrow and the national motorway network. Manor Road has an active residents’ association www.manor-road.com with a small annual charge which looks after the residents’ interests, arrange social activities and subscription for barrier zapper giving access to Hazlemere and High Wycombe.

BRIEF SPECIFICATION
• Contemporary individually designed open plan kitchen/breakfast/family room with porcelain white and graphite gloss units and Italian stone work top, extensive range of Miele appliances and utility room, again with Italian work top and Miele appliances
• All bathrooms and shower rooms are luxuriously fitted, all individually designed with Villeroy and Boch sanitary ware
• Security and peace of mind
• Electronic alarm system
• Multi point locking to all windows
• Infra red halogen security lighting to front and rear
• Electronic private gates with video entry system

DIRECTIONS
From the offices of The Frost Partnership in Beaconsfield proceed over the railway bridge towards Penn. Bear left in to School Road which runs in to Church Road and at the crossroads continue over in to St John's Road. In approximately 1/2 mile Manor Road will be found on the right hand side. Continue along Manor Road for about 1/4 mile and the property will be found on the right.

VIEWING
Please contact the Sole Agent, The Frost Partnership, 1 Burkes Parade, Beaconsfield. Tel: 01494 681234 Email: beaconsfield@frostweb.co.uk

AGENTS NOTE
Please note the exterior photographs are cgis, and the interior photographs are from a current Chartridge Developments show house. These are for indicative purposes only, however the specification is very similar. Predicted Energy Assessment (PEA) – B.
Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor’s agent ‘The Frost Partnership’ and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.