A STYLISH AND SPACIOUS, INDIVIDUALLY DESIGNED FAMILY HOUSE

GLENDOVER
CHURCH ROAD, PENN, BUCKINGHAMSHIRE, HP10 8EX

Freehold
A STYLISH AND SPACIOUS, INDIVIDUALLY DESIGNED FAMILY HOUSE IN THE HEART OF THE VILLAGE

GLENDOWER
CHURCH ROAD, PENN,
Buckinghamshire, HP10 8EX

Freehold

Reception hall • drawing room • sitting room/study • kitchen/dining/family room • cloakroom • utility room • master bedroom with dressing room and en suite bath/shower room • guest bedroom with en suite shower room • 3 further bedrooms • ‘Jack and Jill’ bath/shower room • further shower room • large second floor games room • detached double garage • landscaped rear gardens • EPC rating = B

Beaconsfield Train Station 3.6 miles (for Marylebone fast trains from 23 minutes); High Wycombe Train Station 3.4 miles (for Marylebone fast trains 30 minutes); M40 (J3 for London) 3 miles; Heathrow Airport 18 miles; Central London (Baker Street) 28 miles

Situation
Situated in the heart of this attractive village, near to the green with its duck pond, as well as a convenience store and an independent delicatessen for day to day needs. There are three pubs: Old Queens Head (gastro pub), The Red Lion (country village pub overlooking the green and duck pond) and the Horse and Jockey (village pub) and First and Middle schools.

Although conveniently located for the countryside of The Chilterns, the property is well placed for commuting to central London from Beaconsfield and High Wycombe train stations, both a few miles distant. Road connections are also good with the A404, which links with junction 4 of the M40 (leading to the M25 and M4) and the M4 (junction 8/9) for the West.

There is a wealth of sporting and recreational amenities available in the local area including golf at Beaconsfield, Temple and The Buckinghamshire Golf Clubs. Stoke Park Golf and Country Club has outstanding leisure and recreational facilities and is about 10 miles distant and Bisham Abbey, one of Sport England’s National Sports Centres, is about 8 miles away. Henley and Marlow offer rowing clubs and the local towns have popular rugby, football and tennis clubs.
Buckinghamshire is renowned for its choice and standard of schooling. The county is one of the last to maintain the traditional grammar school system and independent schools in the area include Eton College, Wycombe Abbey, Caldicott, The Beacon, Godstowe and Davenies.

Description

Glendower was built in 2016/17 to a bespoke design, the property occupies a commanding position in the heart of the village. Internally the house is equipped to a high standard with CAT 6 cabling, oak doors, underfloor heating to ground and first floors, luxury bathrooms and kitchen.

The covered and lit entrance porch leads to the bright and spacious reception hall with porcelain tiled floors which flow through to the kitchen/dining/family room. There is ample cloak storage and a cloakroom. The drawing room has an open fireplace with a log burner, recessed ceiling lighting and a large box bay window. The sitting room/study also has a large box bay window. The hub of the house is undoubtedly the magnificent kitchen/dining/family room with two sets of bi-fold doors to the rear terrace and landscaped gardens. The kitchen area is fitted in a range of bespoke range of high gloss units to one wall with a large central island. Integrated appliances include a dishwasher, fridge freezer, induction hob, two ovens, a steam oven and microwave as well as two wine coolers. The work surfaces are by Slabtech and there is a walnut work surface area on the breakfast bar which forms part of the island unit. The dining area is generous with plenty of room for a large family table. The family area is spacious with a wall length bank of integrated storage cupboards and recessed ceiling lighting. The utility room is well equipped with units and appliance spaces.

On the first floor the landing is part galleried with a central individually designed pendant lamp. The master bedroom has French doors leading to a Juliet balcony offering views over the gardens, a dressing room lies adjacent which is fully fitted with a range of shelving and hanging spaces. The en suite bath/shower room has a separate shower cubicle and recessed display/storage area. Bedrooms 2 and 3 share a ‘Jack and Jill’ bath/shower room again with a separate shower cubicle and recessed display alcove. Bedroom 2 has views over the rear garden and bedroom 3 has a walk in box bay and fitted wardrobes. The guest suite also has a walk in box bay, fitted wardrobes and an en suite shower room.

On the second floor is a large bedroom with roof light windows and a window giving views over the rear garden, there is room for a study area and built in wardrobes. A shower room serves this bedroom. Also on this floor is the well proportioned games/hobbies room again with roof lights, views over the rear garden and door to an eaves storage area.
Outside
Glendower is approached over a gravel driveway with parking for four cars leading to the detached double garage. There is access to the rear garden from both sides of the house. Adjacent to the rear of the house is a paved terrace area ideal for outside dining with bi-fold doors to the house. This leads to a good sized area of lawn with raised brick edged flower and shrub borders. The garden is enclosed by close boarded fencing with mature shrubs and trees.

General Remarks and Stipulations

Services All mains services connected.
Please note that none of the services have been tested.

Local Authority Wycombe District Council.

Energy Performance A copy of the full Energy Performance Certificate is available upon request.

Viewing Strictly by appointment with Savills.

Tenure Freehold

Fixtures and Fittings All carpets, curtains and light fittings are expressly excluded from the sale but may be available by separate negotiation.
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