



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

The **Frost** Partnership

Glenwood

Manor Road, Penn
Buckinghamshire, HP10 8JA

Beautifully designed by Chartridge Developments to an exceptionally high specification, Glenwood (6598 sq ft) is one of two imposing new family homes situated in a much sought after private road and offering gardens and grounds approaching 1/2 acre.

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 • Bedrooms Two and Three with en suite facilities • two further Bedrooms and Family Bathroom

SECOND FLOOR

- Bedroom Six • Shower Room • Media/Games Room

OUTSIDE

- Large Double Garage with Store Room above • Gated Carriage Driveway • Landscaped Gardens approaching half an acre



DIRECTIONS • HP10 8JA

From the offices of The Frost Partnership in Beaconsfield proceed over the railway bridge towards Penn. After approximately four miles 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 half a mile Manor Road will be found on the right hand side. Continue along Manor Road for about a quarter of a mile and the property will be found on the right.





THE PROPERTY

One of two imposing new detached family homes, beautifully designed to an exceptional specification by CHARTRIDGE DEVELOPMENTS, Glenwood is set within this very sought after private road.

- Contemporary individually designed open plan kitchen/family room open to orangery/breakfast room with silver grey 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

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.

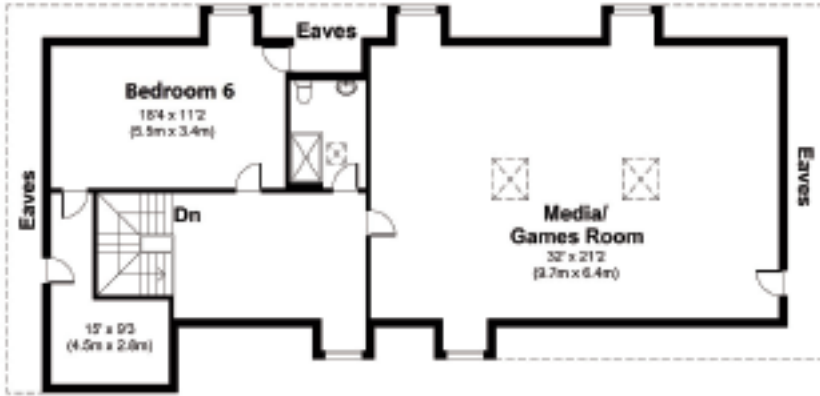
AGENTS NOTE

Please note some of 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.



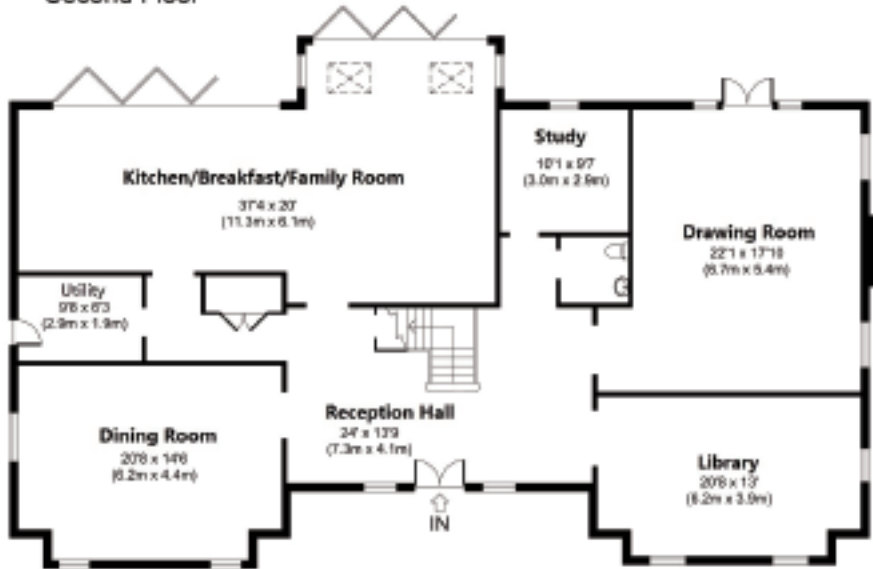
(Approx gross floor area 6598 sq ft/613 sq m)



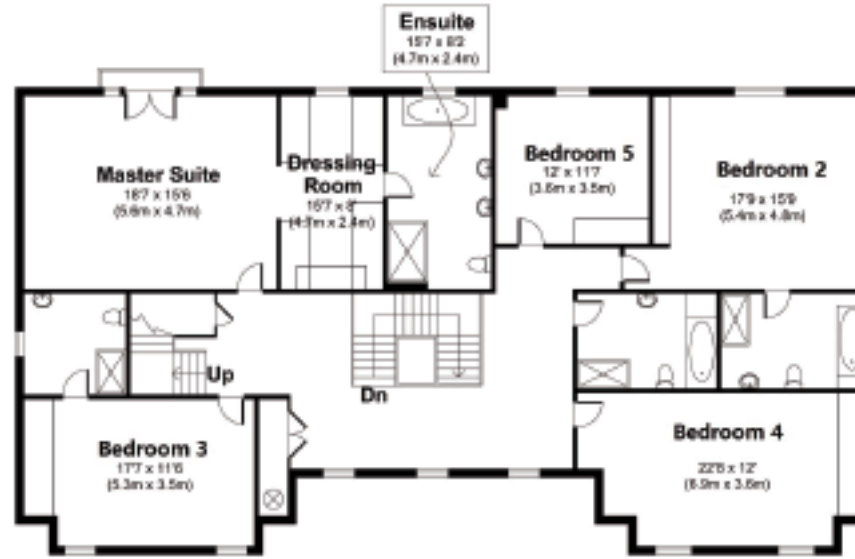
Second Floor



First Floor Garage



Ground Floor



First Floor



Ground Floor Garage

The **Frost** Partnership

Viewings by appointment via our
Beaconsfield Office:

T 01494 681234 **E** beaconsfield@frostweb.co.uk

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