



ORCHARD
PLACE

PENN | BUCKINGHAMSHIRE

A superior development by Ashgrove Homes



Just four substantial five bedroom family homes in an exclusive private setting





A beautiful historic village in the heart of the Chilterns

Orchard Place is an exclusive collection of just four superb family homes in the sought after village of Penn. Located on a promontory of the Chiltern Hills, it is situated in a conservation area and an Area of Outstanding Natural Beauty - little wonder it is one of the most desirable villages in the county.

At the heart of Penn is the charming village green, where you will find a typical English duck pond as well as a pub, convenience store and an independent delicatessen, ensuring life's last minute essentials are close to hand. Here you will also discover the Holy Trinity Church, parts of which date back to the 12th century, from whose tower it is said to be possible to see into eight neighbouring counties.

Penn village has a strong sense of community. For those who enjoy a spot of sport, there are thriving, friendly cricket and tennis clubs and a non-league football club. Enquiring minds will feel at home in the quaint Cottage Bookshop, which has been used as a location for many television series over the years, and will yield literary treasure for those with time for a rummage. There is also a selection of prospering village pubs including The Old Queen's Head, The Red Lion, The Crown and The Horse and Jockey all ideal for socialising over a cool glass of Pimm's in the summer or a warming pint in winter.

Keen walkers will enjoy spending leisure time at nearby Penn Wood, which features 45 acres of semi-rural, ancient woodland and is managed by the Woodland Trust. Among the numerous historical places to visit for exciting day trips in the area are the medieval to modern buildings at the Chiltern Open Air Museum, the Grade I listed Tudor manor house Chenies Manor and the National Trust's Italianate mansion and estate at Cliveden.

Schools in the region offer an excellent selection of both state and private options, including Penn's own village schools, Tylers Green County First and Middle. Buckinghamshire is one of the few English counties still operating the popular grammar school system, and The Royal Grammar School for boys, Wycombe High School for girls and Beaconsfield High School for girls are close by. Independent preparatory and secondary schools in the vicinity include Davenies School for boys and High March School for girls in Beaconsfield as well as the internationally renowned Wycombe Abbey.

Those who have to leave this idyllic spot to travel to work will find that Penn is perfectly placed for busy commuters. The mainline railway station into London Marylebone at Beaconsfield is three miles away and takes from just 22 minutes. The London Underground at Amersham also provides a convenient service into Baker Street and Marylebone via the Metropolitan and Chiltern lines, making both town and country life easily achievable.

Penn is also very well located for the road network, with Junction 2 of the M40 close by at Beaconsfield and the M25 accessible via Junction 18 at Chorleywood, providing access to Central London, Heathrow, Gatwick and beyond.

Beaconsfield offers a good choice of high-end shopping facilities including Waitrose and Marks and Spencer's Simply Food supermarkets as well as a delightful Old Town. The impressive period buildings of the Old Town in Amersham are also well worth a visit, with many boutiques, restaurants and cafes to indulge in for some well-deserved retail therapy.



An exclusive & private setting

Located in Penn's most desirable residential road, Orchard Place comprises just four magnificent family homes.

1 Belmont House



2 Spencer House



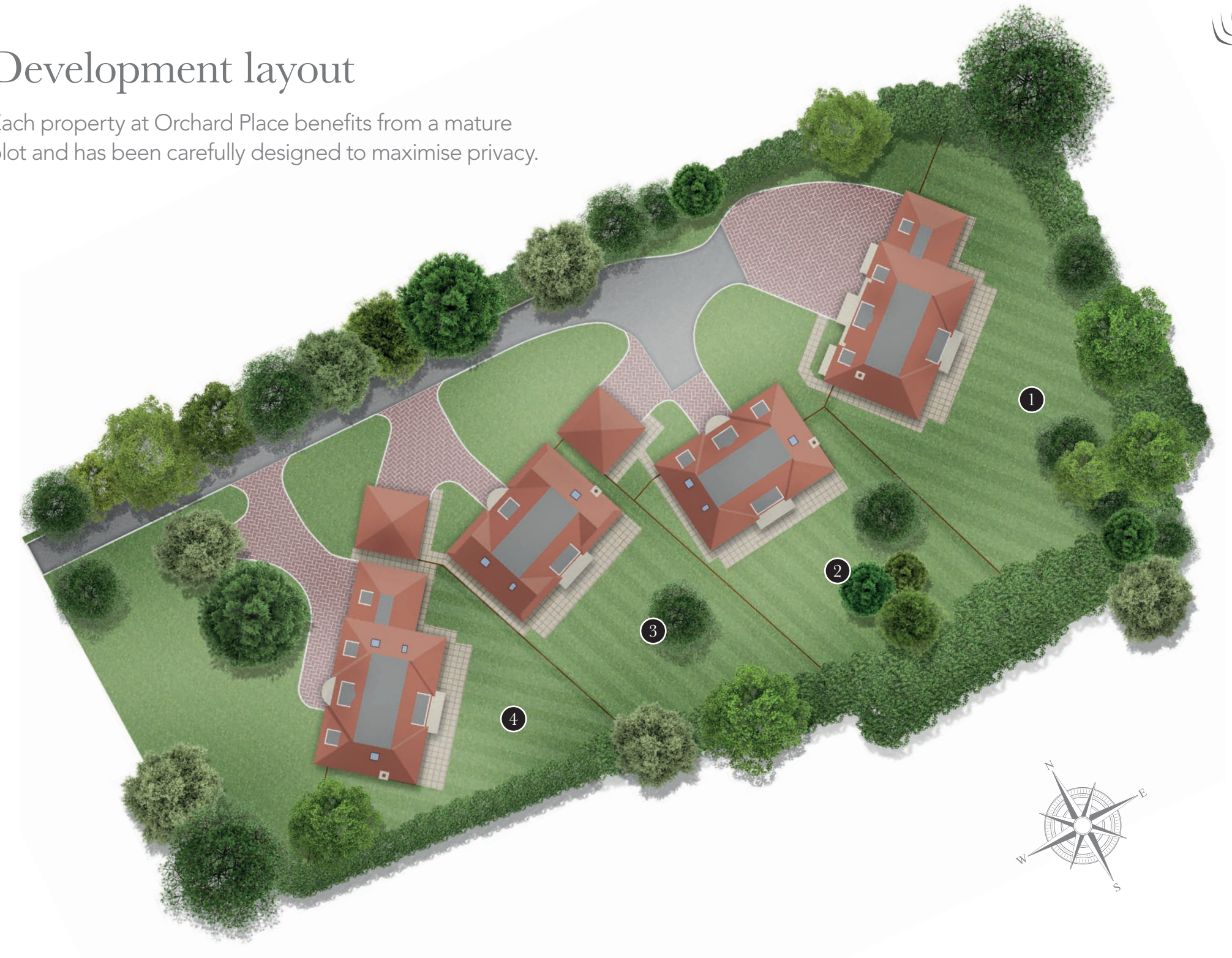
3 Ashmead House



4 Lambourne House

Development layout

Each property at Orchard Place benefits from a mature plot and has been carefully designed to maximise privacy.





Belmont House

Five bedroom family home

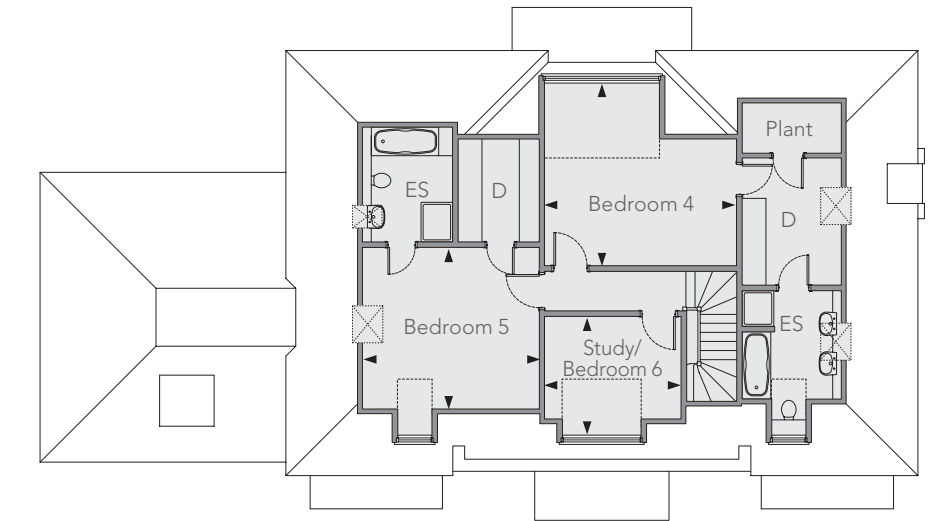


Ground Floor

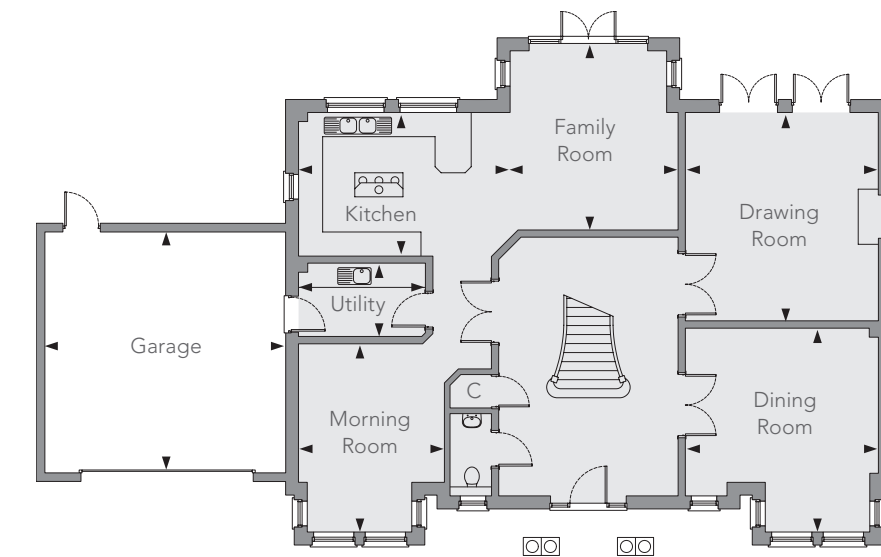
Drawing Room	5.19m x 4.80m	17'0" x 15'8"
Dining Room	5.08m x 4.80m	16'8" x 15'8"
Morning Room	4.69m x 3.63m	15'4" x 11'10"
Family Room	4.46m x 3.90m	14'7" x 12'9"
Kitchen	5.27m x 3.57m	17'3" x 11'8"
Utility	3.16m x 1.82m	10'4" x 5'11"
Garage	6.00m x 6.00m	19'8" x 19'8"

First Floor

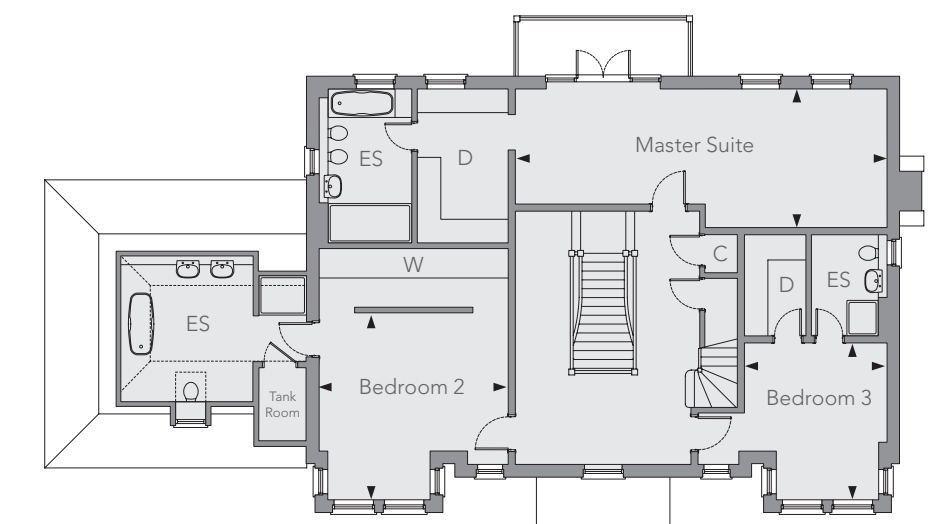
Master Suite	9.45m x 3.52m	31'0" x 11'6"
Bedroom 2	4.80m x 4.75m	15'8" x 15'7"
Bedroom 3	3.99m x 3.63m	13'1" x 11'10"
Second Floor		
Bedroom 4	4.86m x 4.58m	15'11" x 10'6"
Bedroom 5	4.47m x 3.83m	14'7" x 12'6"
Bedroom 6/study	3.46m x 3.07m	11'3" x 6'10"



Second Floor



Ground Floor



First Floor

ES - Ensuite D - Dressing room C - Cupboard W - Wardrobe  - Velux window

Computer generated illustration indicative only. All room dimensions are subject to a +/- 50mm (2") tolerance. Room dimensions to the second floor are taken to 1.50m ceiling line. Kitchen layouts are indicative only. Please consult the Sales Advisor for specific elevations, room dimensions and kitchen layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.



Spencer House

Five bedroom family home

Ground Floor

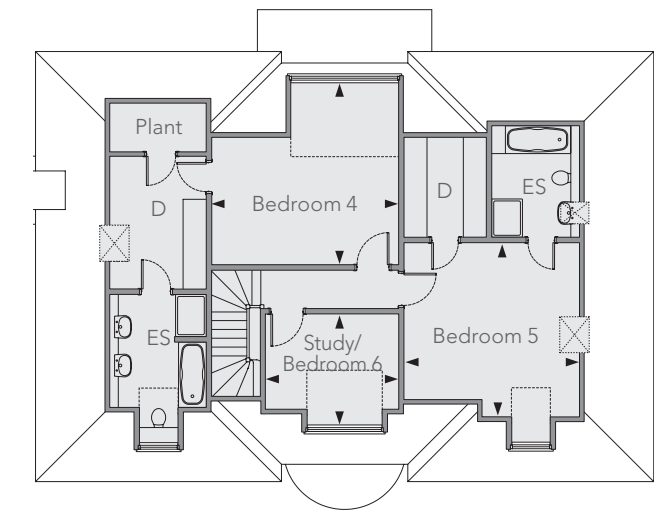
Drawing Room	5.69m x 4.86m	18'8" x 15'11"
Dining Room	4.86m x 3.79m	15'11" x 12'5"
Morning Room	4.86m x 3.79m	15'11" x 12'5"
Family Room	4.50m x 4.18m	14'9" x 13'8"
Kitchen	5.32m x 3.68m	17'5" x 12'0"
Utility	3.27m x 1.82m	10'8" x 5'11"
Garage	6.00m x 6.00m	19'8" x 19'8"

First Floor

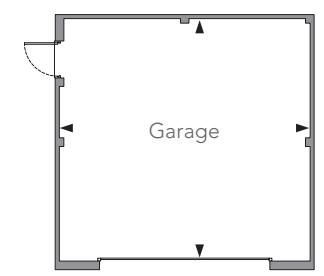
Master Suite	7.31m x 3.82m	23'11" x 12'6"
Bedroom 2	3.79m x 3.63m	12'5" x 11'10"
Bedroom 3	4.86m x 3.79m	15'11" x 12'5"

Second Floor

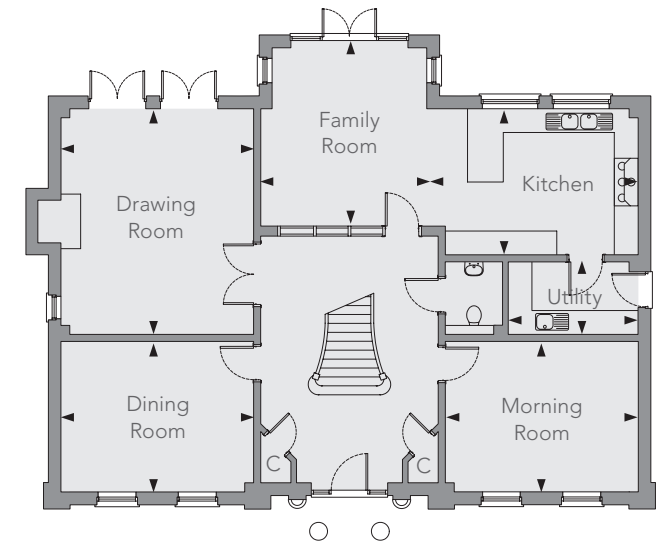
Bedroom 4	4.87m x 4.69m	15'11" x 10'10"
Bedroom 5	4.56m x 4.28m	14'11" x 14'0"
Bedroom 6/study	3.46m x 2.96m	11'4" x 7'11"



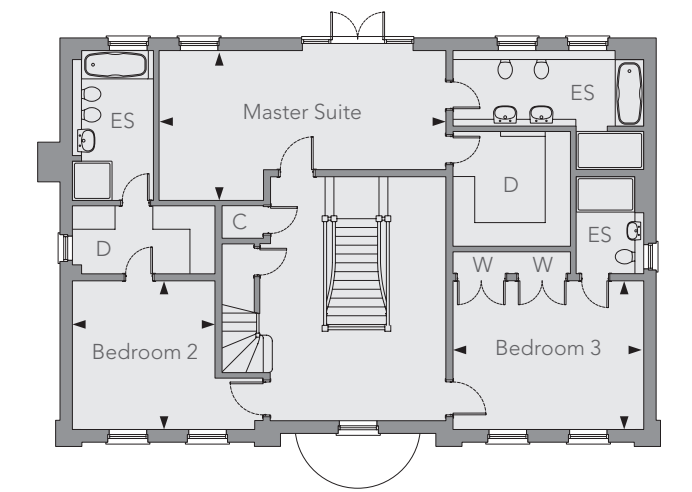
Second Floor



Detached garage, please refer to site plan for positioning



Ground Floor



First Floor

ES - Ensuite D - Dressing room C - Cupboard W - Wardrobe ☒ - Velux window

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Ashmead House

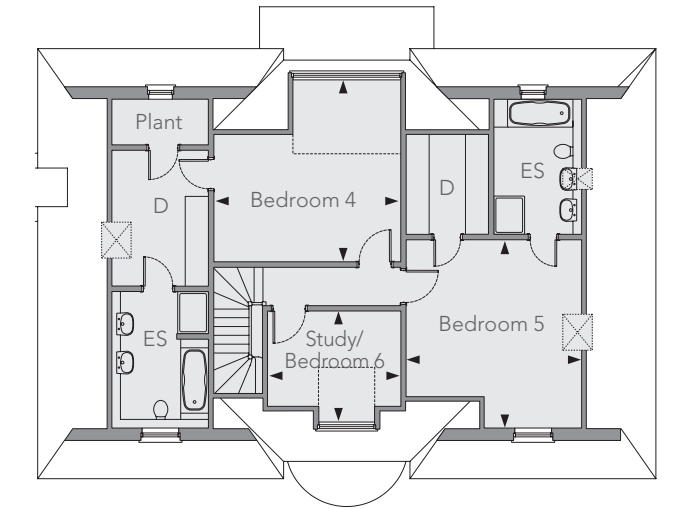
Five bedroom family home

Ground Floor

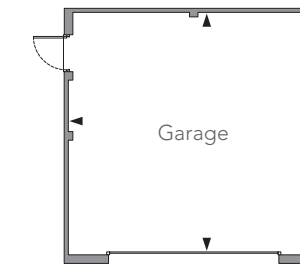
Drawing Room	5.69m x 4.86m	18'8" x 15'11"
Dining Room	4.86m x 3.79m	15'11" x 12'5"
Morning Room	4.86m x 3.79m	15'11" x 12'5"
Family Room	4.50m x 4.18m	14'9" x 13'8"
Kitchen	5.32m x 3.68m	17'5" x 12'0"
Utility	3.27m x 1.82m	10'8" x 5'11"
Garage	6.00m x 6.00m	19'8" x 19'8"

First Floor

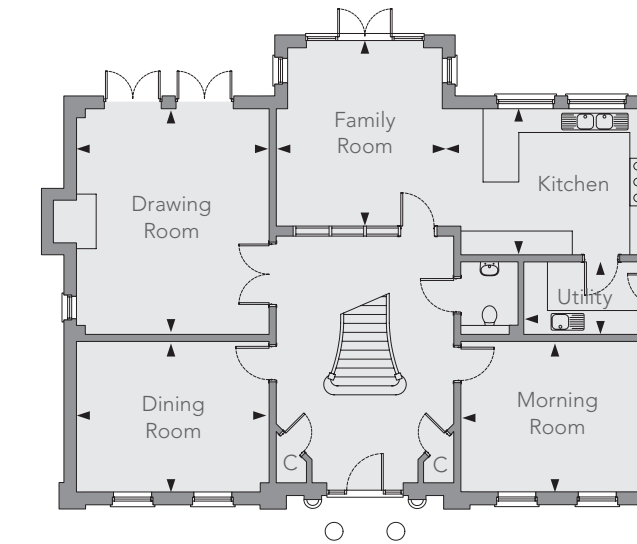
Master Suite	7.31m x 3.82m	23'11" x 12'6"
Bedroom 2	3.79m x 3.63m	12'5" x 11'10"
Bedroom 3	4.86m x 3.79m	15'11" x 12'5"
Second Floor		
Bedroom 4	4.87m x 4.69m	15'11" x 10'10"
Bedroom 5	4.90m x 4.56m	16'0" x 14'11"
Bedroom 6/study	3.46m x 2.96m	11'4" x 6'5"



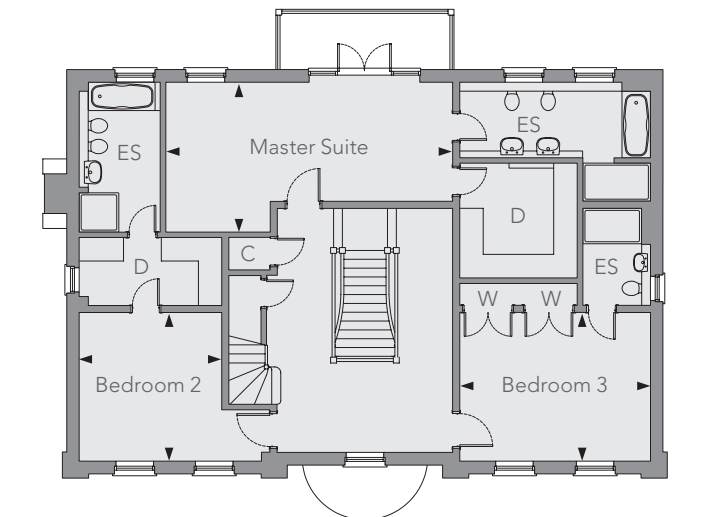
Second Floor



Detached garage, please refer to site plan for positioning



Ground Floor



First Floor

ES - Ensuite D - Dressing room C - Cupboard W - Wardrobe ☒ - Velux window

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Lambourne House

Five bedroom family home

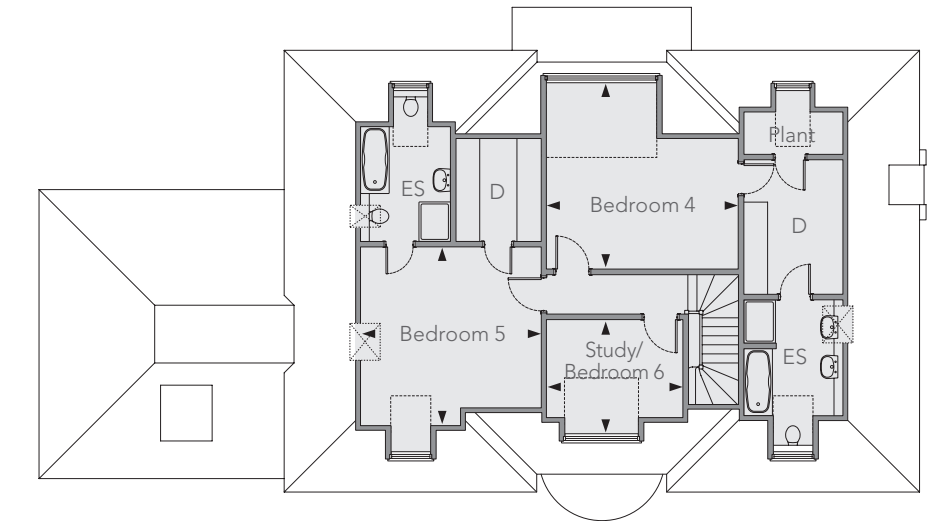


Ground Floor

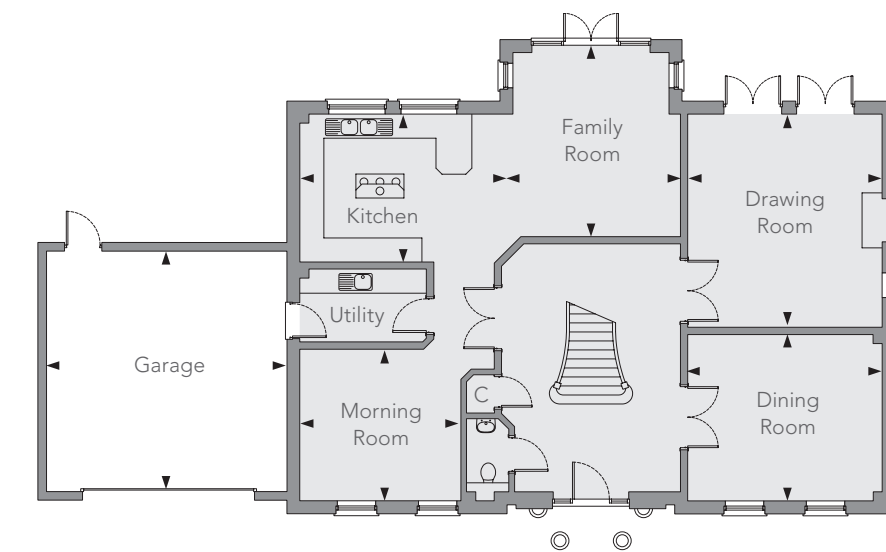
Drawing Room	5.30m x 4.86m	17'4" x 15'11"
Dining Room	4.86m x 4.18m	15'11" x 13'8"
Morning Room	4.03m x 3.79m	13'2" x 12'5"
Family Room	4.60m x 4.18m	15'1" x 13'8"
Kitchen	5.32m x 3.68m	17'5" x 12'0"
Utility	3.16m x 1.82m	10'4" x 5'11"
Garage	6.00m x 6.00m	19'8" x 19'8"

First Floor

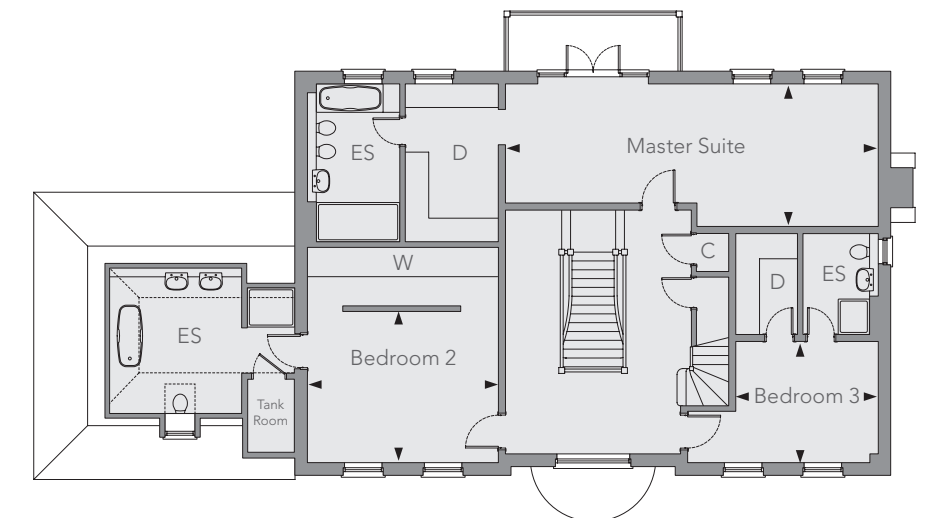
Master Suite	9.41m x 3.63m	30'10" x 11'10"
Bedroom 2	4.86m x 3.85m	15'11" x 12'7"
Bedroom 3	3.63m x 3.09m	11'10" x 10'1"
Second Floor		
Bedroom 4	4.87m x 4.69m	15'11" x 10'10"
Bedroom 5	4.56m x 4.28m	14'11" x 14'0"
Bedroom 6/study	3.45m x 2.96m	11'3" x 6'5"



Second Floor



Ground Floor



First Floor

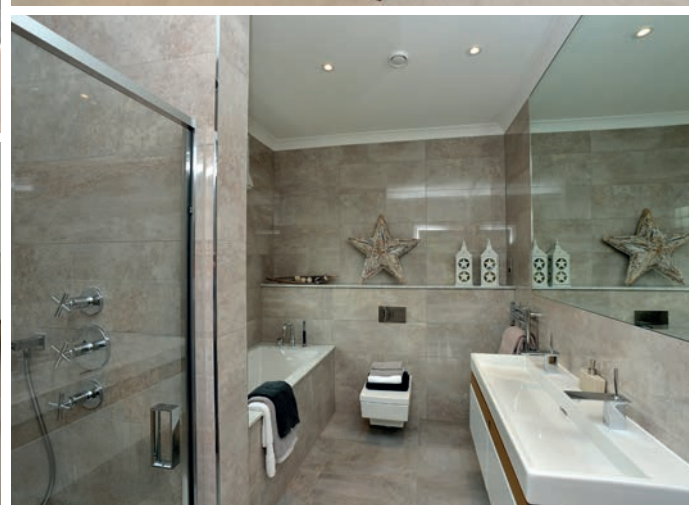
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A luxurious specification

Elegantly appointed and designed for today's lifestyle



Kitchen & utility room

- High quality kitchen units with granite work surfaces
- Kitchen appliances to include two single ovens, two warming drawers, 5 zone ceramic hob, extractor hood, combination microwave, fridge, freezer, dishwasher, wine cooler, coffee maker
- One and a half bowl sink with waste disposal unit to kitchen
- Laminated units with post formed work surfaces to utility
- Single bowl sink to utility
- Freestanding washing machine and tumble dryer to utility

Bathrooms

- Contemporary white sanitaryware with chrome fittings
- Chrome heated towel rail to each bathroom
- En-suite bathrooms to master bedroom and guest bedroom to be fully tiled
- Remaining en-suites with floor tiling and full height wall tiling to bath and shower areas
- Mirrors fitted above wash hand basins with heated demister pads

Electrical installations

- Low voltage downlighters throughout
- Under unit lighting to kitchen
- Chrome switchplates and sockets (except kitchen, utility, bathrooms and garage)
- Digitally compatible TV/FM aerial points wired to kitchen, family room, drawing room, study and all bedrooms

- Wiring with speakers to drawing room, dining room, morning room, kitchen, master bedroom (including en-suite) and bedroom 2 for the future installation of an integrated music system
- Specialist 'star' wiring enabling access to up to 5 lines at each telephone point for telephone, fax and computer connections and networking
- Light and power to garage

Security and peace of mind

- NACOSS approved security alarm system
- Video entry link between house and entrance gates
- Mains smoke detectors
- Chrome window locks
- 5-Lever deadlock and night latch to front door
- External lighting to house and garage

Heating and insulation

- Underfloor heating throughout
- Independent immersion heater
- Electronic programming for separate heating and hot water systems
- Solid concrete floors throughout which allow construction of all internal walls to be solid blockwork providing increased sound insulation
- All windows double glazed

Internal features

- Floor tiling to entrance hall, kitchen, utility, cloakrooms and all bathrooms
- Solid oak front door
- All internal doors will be oak veneer
- Fully fitted dressing rooms to master suite and most other bedrooms
- Elegantly designed, central solid Oak staircase

External features

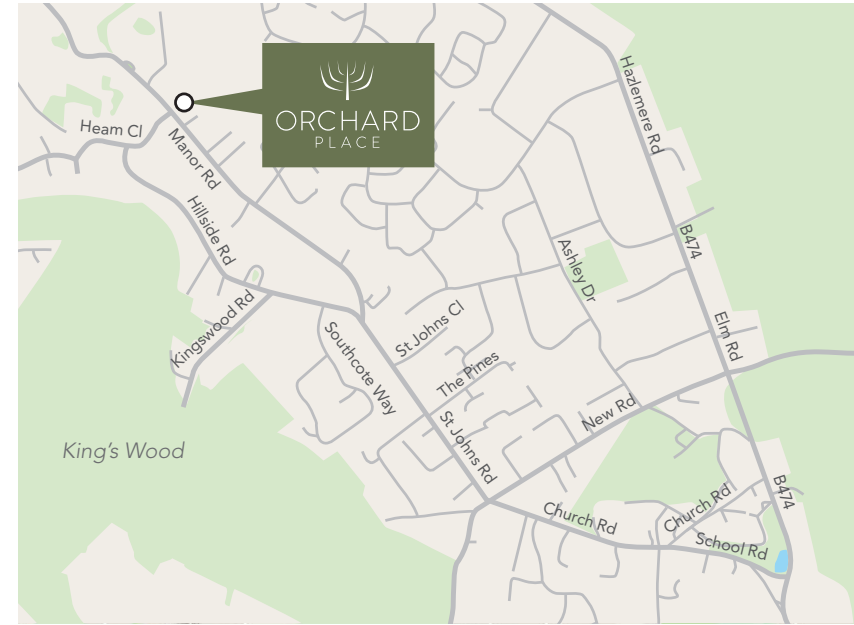
- Driveway surfaces will be finished in block paviour
- Gardens will be lawned and landscaped
- Electronically operated entrance gates and garage doors
- External tap and external power sockets
- Rear patio and pathways finished in natural riven paving (see site plan for layouts)

Ashgrove personal design service

Ashgrove Homes encourage customers to take advantage of our Personal Design Service (where building programmes allow). We can assist you in choosing wall colours, floor and wall tiling options throughout your home and, subject to cost and stage of construction, can discuss with you alterations you may wish to make to other items of specification.

Subject to contract

All particulars in this specification are for guidance only as some variations may have been introduced as necessary. This specification cannot therefore form part of the contract.



From M40 Junction 2 take exit to Beaconsfield. Continue along dual carriageway and take first left at roundabout onto A40 London Road signposted Beaconsfield. At next roundabout continue straight ahead onto London End and take 3rd exit at next roundabout onto B474 Aylesbury End. After 0.9 miles take 3rd exit at roundabout onto B474 Penn Road. Continue for 2.95 miles and turn left onto School Road and after 0.25 miles bear left onto Church Road and right onto New Road after 0.3 miles. Almost immediately turn right onto Saint Johns Road and then right onto Manor Road after 0.35 miles. Orchard Place will be found on the right hand side.



Ashgrove Homes Limited
The Bothy, Albury Park, Albury, Guildford, Surrey GU5 9BH
Tel: 01483 209600 Fax: 01483 209609
info@ashgrovehomes.com www.ashgrovehomes.com

