



New Berkeley House | Owlswick | Buckinghamshire | HP27 9RH

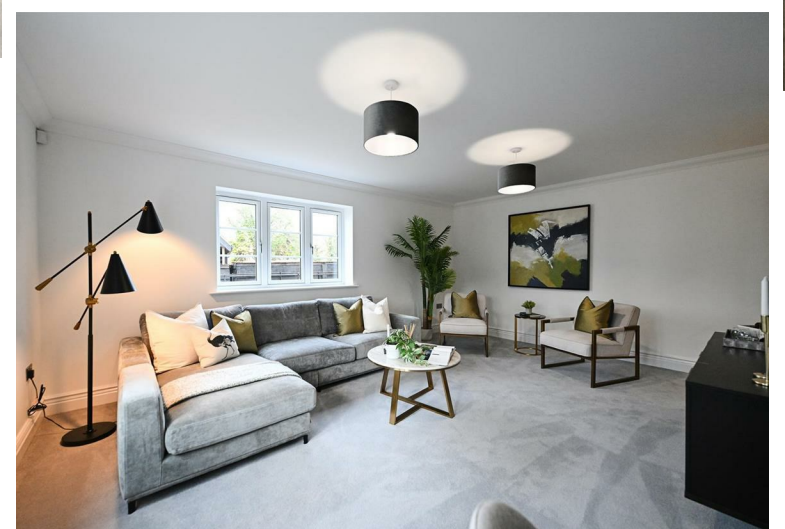
 Christopher Pallet  
Professional advice since 1973

**New Berkeley House,  
Owlswick,  
Buckinghamshire,  
HP27 9RH**

**Fixed Asking Price £1,500,000  
Freehold**

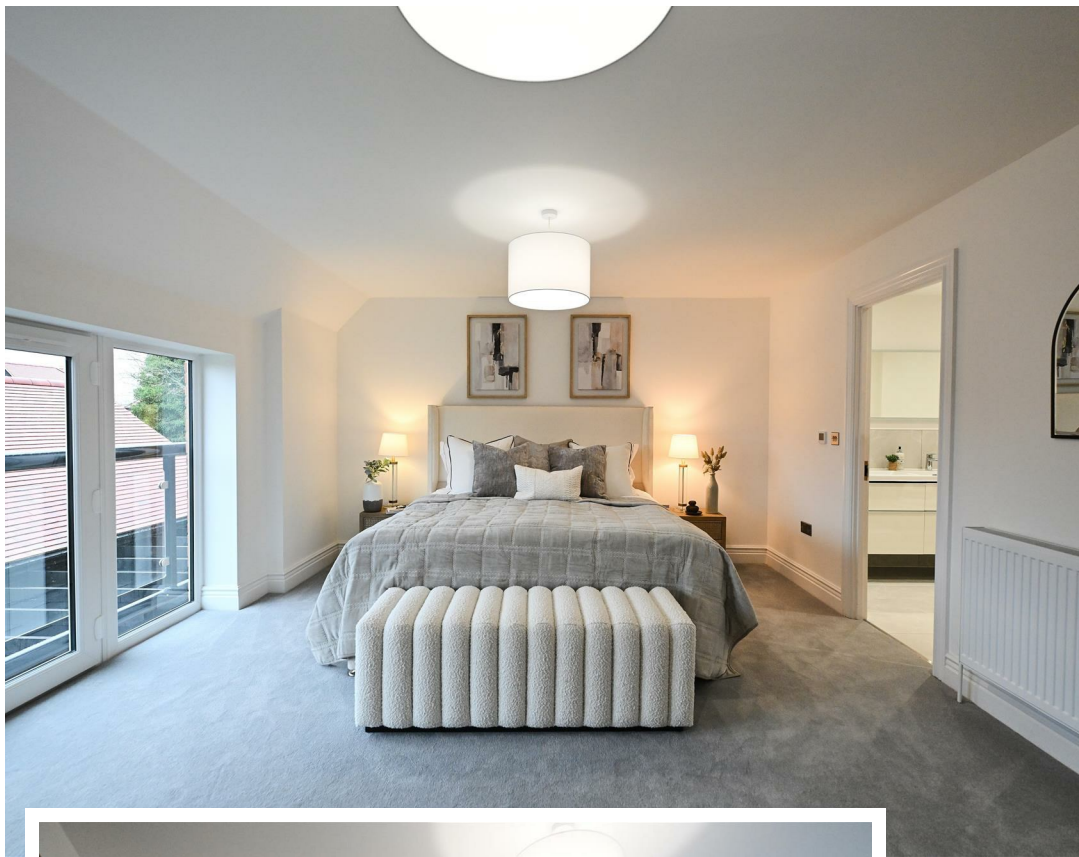
Nestled at the edge of the green in the sought-after village of Owlswick, New Berkeley House is the largest and most luxurious home within this private, exclusive development of just nine individually designed properties. Offering over 3,000 sq ft of refined living space, this striking five-bedroom, five-bathroom residence is a showcase of exceptional design, quality materials, and thoughtful layout – a true statement home that blends timeless elegance with contemporary comforts.

From the moment you step inside, you're welcomed by a grand hallway, log burners, and expansive open-plan living spaces that make this home ideal for both entertaining and family life. Every detail has been considered, from the oak staircase to the oversized kitchen island, the bespoke kitchen with its adjoining larder/home hub, and the seamless flow created by bi-folding doors to the landscaped garden. With energy-efficient features including solar panels, an air source heat pump, underfloor heating, and superfast fibre, New Berkeley House is a future-ready home offering the pinnacle of comfort and style.





New Berkeley House – The Epitome of  
Luxury Village Living



## On The Ground Floor

The grand entrance hall sets the tone with oak detailing and practical built-in storage. The heart of the home is the vast open-plan kitchen/breakfast/family room, complete with a bespoke kitchen, oversized island, and a large larder/home hub – ideal for everyday convenience or hosting. A feature log burner adds warmth and character, while bi-fold doors flood the space with natural light and invite you into the garden. There is a separate formal dining room and a spacious living room with a second log burner, offering versatility for modern family life. The ground floor also includes a cloakroom and a utility room with side access.

## On The First Floor

The first floor is beautifully arranged with five double bedrooms, each served by its own en-suite or access to a private bathroom, providing both comfort and privacy. The principal suite includes fully fitted wardrobes, a separate vanity/dressing area, and a beautifully appointed en-suite. Luxurious finishes such as full-height tiling, high-spec sanitaryware, and soft carpets make these spaces feel like boutique hotel suites.

## Outside

Positioned beside the village green, New Berkeley House benefits from a wonderful setting with countryside views and a peaceful backdrop. The generous rear garden is laid to lawn and patio – perfect for entertaining – and accessed via bi-fold doors from the family room. A detached double garage with ample driveway parking completes the exterior of this stand-out property. The development itself is a quiet cul-de-sac of just nine private homes, fostering a sense of community and exclusivity.



### Last Two Remaining

The Green at Owlswick is now nearing full occupation, with just two remaining opportunities to purchase in this prestigious development by Kendrick Homes. Surrounded by open countryside yet within easy reach of rail links to London and nearby market towns, these individually crafted residences offer an exceptional lifestyle. Don't miss your chance to secure a luxury home in this rare village setting – homes of this calibre are seldom available.

- Fixed price offer: £1.6m
- Five double bedrooms, five bathrooms
- Large open-plan family living space
- Bespoke kitchen with oversized island
- Separate dining and sitting rooms
- Underfloor heating to ground floor
- Solar panels & EPC A-rated
- Landscaped rear garden & patio
- Detached double garage and driveway
- £20,000 worth of upgrades included



# New Berkeley House

## First floor

### Bedroom 1

5491 x 3967mm (18' x 13')

### Ensuite

2823 x 2050mm (9'3" x 6'9")

### Vanity Area

2500 x 2050mm (8'2" x 6'9")

### Bedroom 2

4835 x 4042mm (15'10" x 13'3")

### Ensuite

2162 x 1950mm (7'1" x 6'5")

### Bedroom 3

6018 x 3993mm (19'9" x 13'1")

### Ensuite

2380 x 2114mm (7'10" x 6'11")

### Bedroom 4

4686 x 4650mm (15'4" x 15'3")

### Bedroom 5

4416 x 3247mm (14'6" x 10'8")

### Bathroom

3999 x 3515mm (13'1" x 11'6")



## Ground floor

### Lounge

6018 x 5286mm (19'9" x 17'4")

### Dining

5286 x 4650mm (17'4" x 15'3")

### Kitchen/Breakfast

7963 x 5853mm (26'2" x 19'2")

### Family Room

5740 x 5118mm (18'10" x 16'9")

### Utility

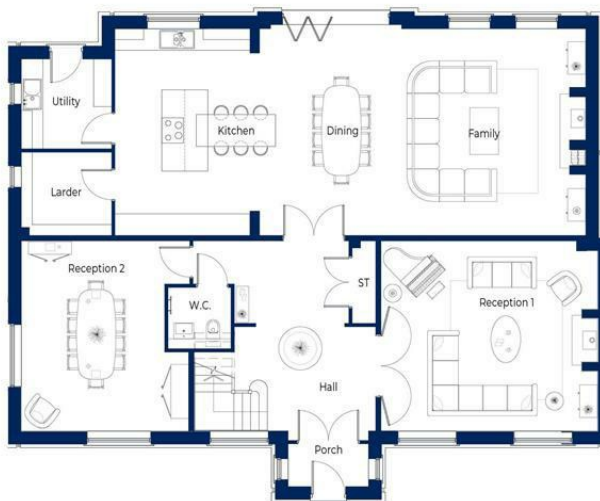
2507 x 2500mm (8'3" x 8'2")

### Larder/Home Hub

2507 x 2307mm (8'3" x 7'7")

### Cloak Room

1749 x 1705mm (5'9" x 5'7")



## Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          | <b>92</b>                                                                                                     | <b>92</b> |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

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