

# Stonewold House

Kingswood Road | Penn | Buckinghamshire | HP10 8JE





Guide Price £1,875,000

## SUMMARY

Reception Hallway  
Cloakroom  
Stunning kitchen/breakfast room  
Sitting room  
Dining room  
Family room  
Study/living room  
Utility room  
Plant room  
Main bedroom with en suite shower room  
Four further double bedrooms  
Family bathroom  
Double garage with electric doors  
Extensive off-street parking  
Landscaped secluded gardens with  
stunning views to the rear  
Heated swimming pool  
Updated to a very high standard  
throughout  
Over 3100sq ft of living space  
Excellent schooling within the area  
London Marylebone in 30 minutes from  
Beaconsfield.  
No Onward Chain



Stonewold House is a stunning five bedroom detached family home of over 3100sq ft that has been in the same family ownership for the last 32 years and was built by Bunce Brothers, a renowned local developer. The property is presented to a particularly high standard and has been sympathetically updated throughout, benefitting from a modern contemporary feel which is ideal for today's discerning homeowner.



The gardens are south westerly facing and extremely private and are an undoubted feature, beautifully landscaped with the rear gardens taking full advantage of the views over private woodland to the rear. There are several sun terraces, ideal for entertaining and al fresco dining. Within the gardens there is a heated swimming pool with the remainder of the gardens laid to lawn. There is an extensive driveway with an abundance of parking and a detached double garage as well as an established landscaped garden to the front.

## KEY FEATURES

- Outstanding extended upgraded family home offering over 3500sq ft of living space.
- Stunning open plan kitchen/breakfast room /dining room
- Three further generous reception rooms
- Updated throughout with a modern and contemporary feel
- Landscaped gardens with a heated swimming pool and sun terrace
- Gas central heating with underfloor heating to the kitchen/breakfast room, dining room, hallway, cloakroom and utility room







On the ground floor there is a reception hallway that provides access to all the principal rooms.

The sitting room, dining room and living room all enjoy delightful views over the rear gardens. There is also a further good-sized study/family room to the front.

The open plan kitchen /breakfast room is the main hub of the house which benefits from a substantial range of units incorporating four integrated ovens, built in larder fridge and separate larder freezer, induction hob with integrated extractor, integrated dishwasher, and wine cooler.

On the first floor the principal bedroom suite is dual aspect with a contemporary en suite shower room. There are four further double bedrooms along with a contemporary family bathroom.









## Location

Stonewold House is situated in a popular location within Penn. Penn is a delightful village centered around the village duck pond. There is a selection of public houses, convenience store. Penn is about 4 miles from Beaconsfield with its excellent range of shopping facilities and restaurants.

The larger towns of High Wycombe and Oxford are within easy driving distance.

For commuters there is a fast-track train service from Beaconsfield and High Wycombe to London Marylebone. The M40 motorway is within 3 miles giving access to the M25 and M4 motorway networks. Buckinghamshire is renowned for its excellent state and private schools all within easy distance.

Local Authority – Buckinghamshire Council

Council Tax - G

EPC Rating - C

Approximate Gross Internal Area  
 Ground Floor = 135.9 sq m / 1,463 sq ft  
 First Floor = 107.3 sq m / 1,155 sq ft  
 Double Garage = 33.9 sq m / 365 sq ft  
 Outbuildings = 15.5 sq m / 167 sq ft  
 Total = 292.6 sq m / 3,150 sq ft  
 (Excluding Plant Room)

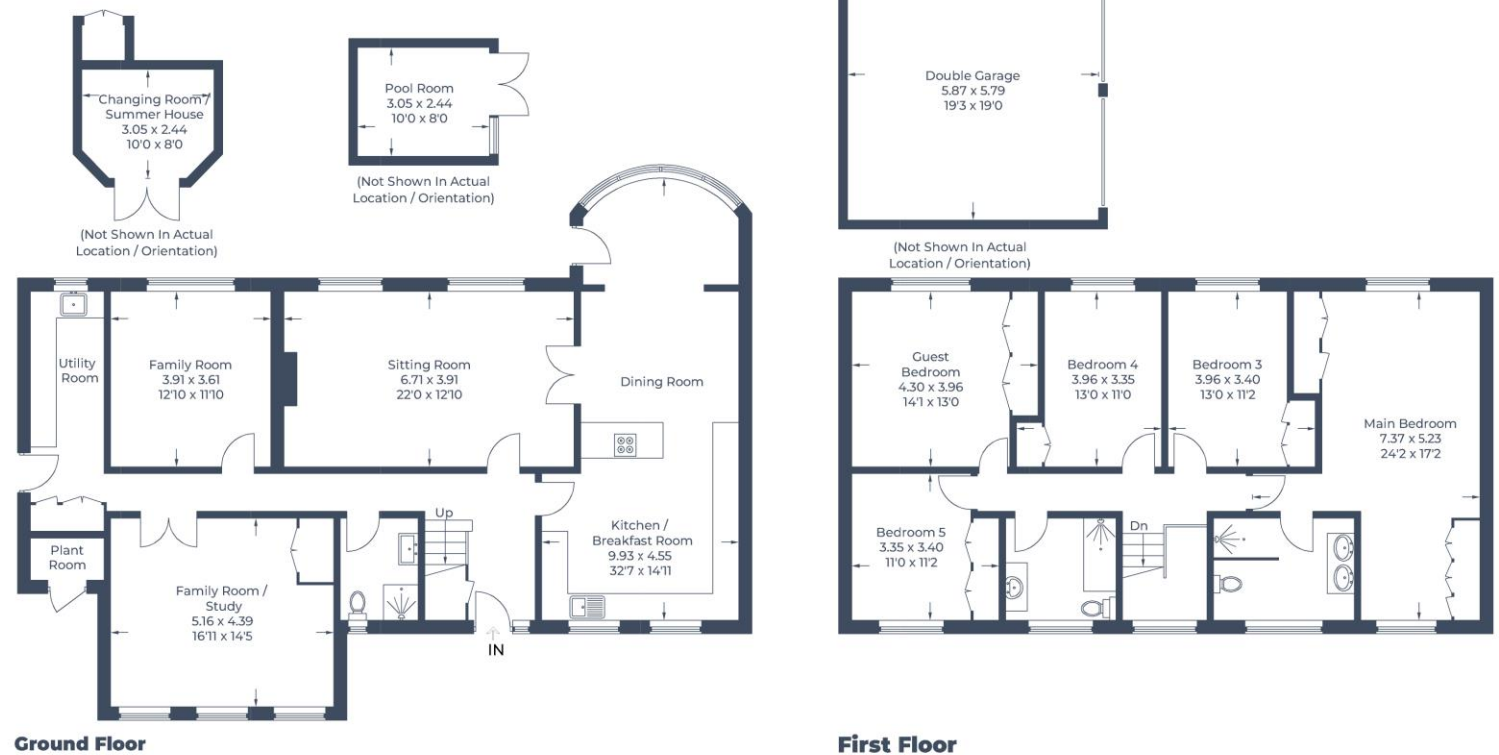


Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
 © CJ Property Marketing Produced for Colombbs



1 Swan Walk, Upper High Street, Thame, Oxon, OX9 3HN

01844 214421

thame@colombbs.co.uk

[www.colombbs.co.uk](http://www.colombbs.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.