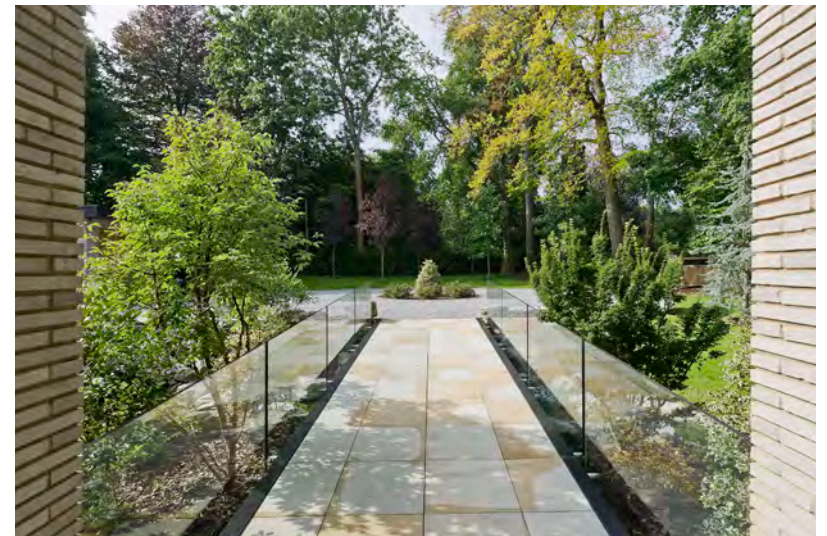




OPUS HOUSE





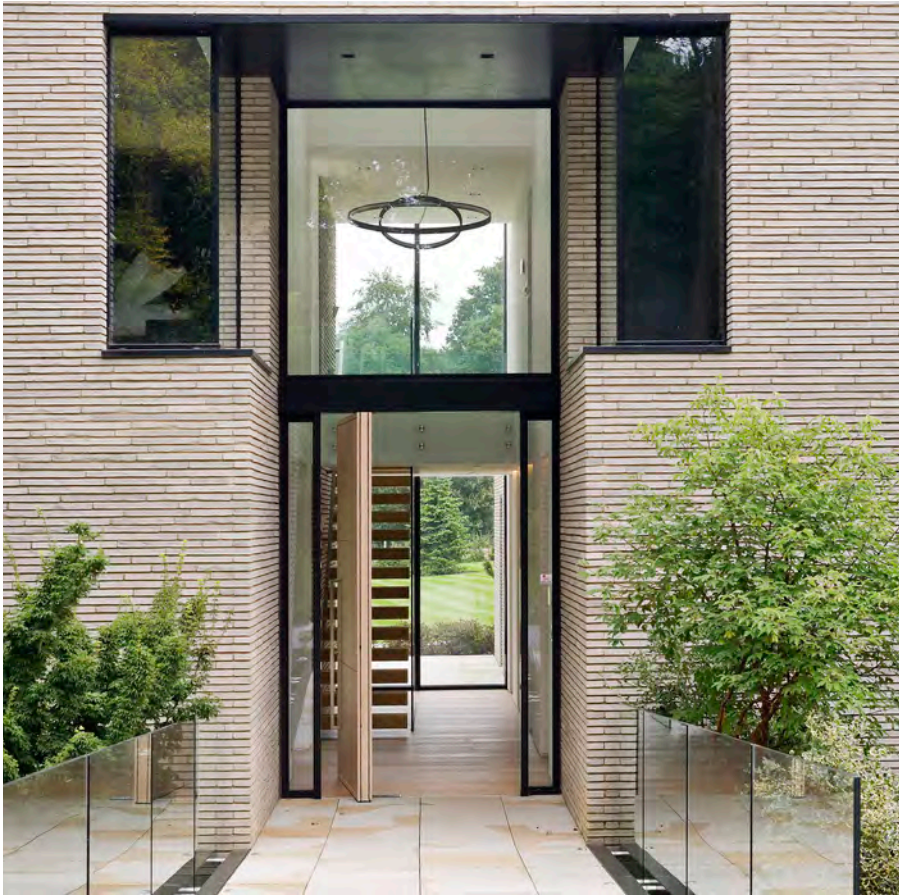
Opus House has been sympathetically built using a perfect blend of Danish brick, oak cladding and glass to create a stunning example of modern architecture. Sitting in a two acre plot on the edge of Penn in the Chilterns the house is off-set by the most beautiful landscaped garden. The house is flanked by a secluded heated outdoor swimming pool.





Mosaic lined heated swimming pool with insulated cover – 14ms long





The drama begins with a bridge to the front door which crosses the stream that wraps around the house and is bordered by Japanese themed rock gardens.

View to the garden from the southern end of the main reception room.











The Bulthaup kitchen with Gaggenau appliances throughout is flooded with light from every angle and provides access and views onto the pool and gardens beyond.



A car lift from the rear of the house provides discreet access to the lower ground which extends to nearly 17 metres leaving potential for multiple uses as well as providing garaging. The lower ground level is flooded with light from a glazed landing on the first floor of the house.



Keep fit or simply hang out with your car or art collection in the huge naturally lit space that can accommodate your every whim.





Understated bathrooms with underfloor heating throughout.



Dual-aspect family room leading to the dining room with doors to terrace and gardens beyond.



Stunning master bedroom with fireplace, vaulted ceiling and beautiful views.





State of the art cinema acoustic materials and bespoke seating designed by Cineak Holland in conjunction with hardware designed by Visionworks has created a breathtaking Dolby AV entertainment room.



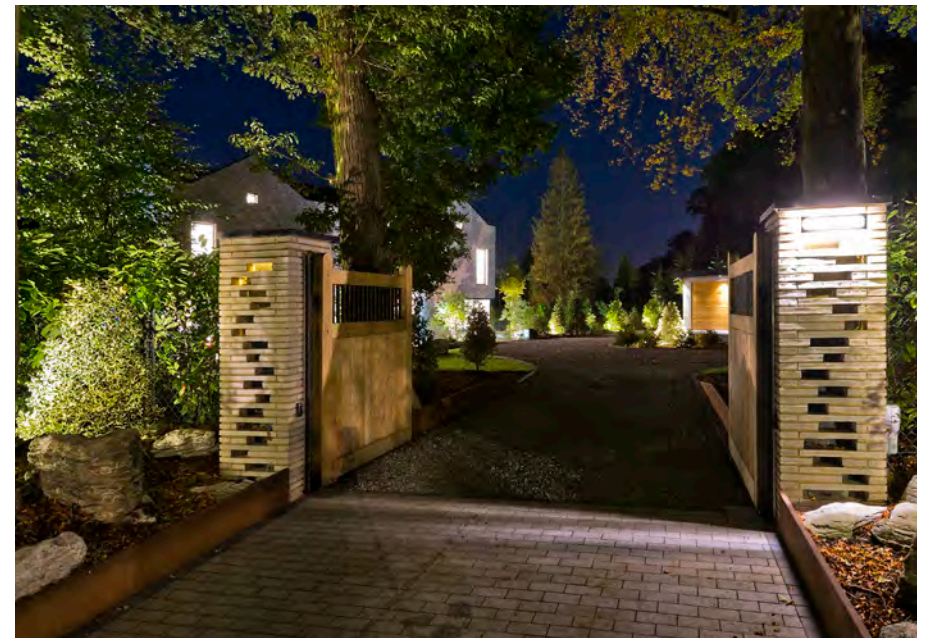


This 21<sup>st</sup> century architectural masterpiece comes to life at night.





The bridge and front door are seductive at night.



The seduction begins the moment you drive through the front gates.

















# Specification

## External Finishes

- Handmade long format Petersen Kolumba bricks.
- Heated swimming pool lined with mosaic tiles and insulated cover.
- Custom built weathered limestone water feature, stream and pond.
- Honeycomb chimney construction
- Concealed gutters and rainwater pipes.
- Bespoke bridge with frameless glass balustrade.
- York stone paving.
- Limestone driveway with granite edging.
- Made to order British oak cladding, decking and gates.
- Premium aluminium glazing systems.

## Internal Finishes

- Prime European oak engineered flooring.
- Bespoke floating oak clad stairs with frameless glass guarding.
- Made to order frameless beech internal doors in custom made flush finish jamb system.
- Glass fronted Molteni&Co wardrobes in all bedrooms.
- Custom made black granite and cast-iron fire surrounds.
- Bulthaup kitchen with Gaggenau appliances.
- Silestone/Quarts worktops.
- Extra-large format porcelain cladding in all bathrooms.
- Hansgrohe Axor mixers and taps.
- Duravit sanitaryware and whirlpool bath in the master bathroom.
- Frameless shower enclosures.
- Bespoke beech vanity mirror units with integrated lighting and sockets.

## Equipment

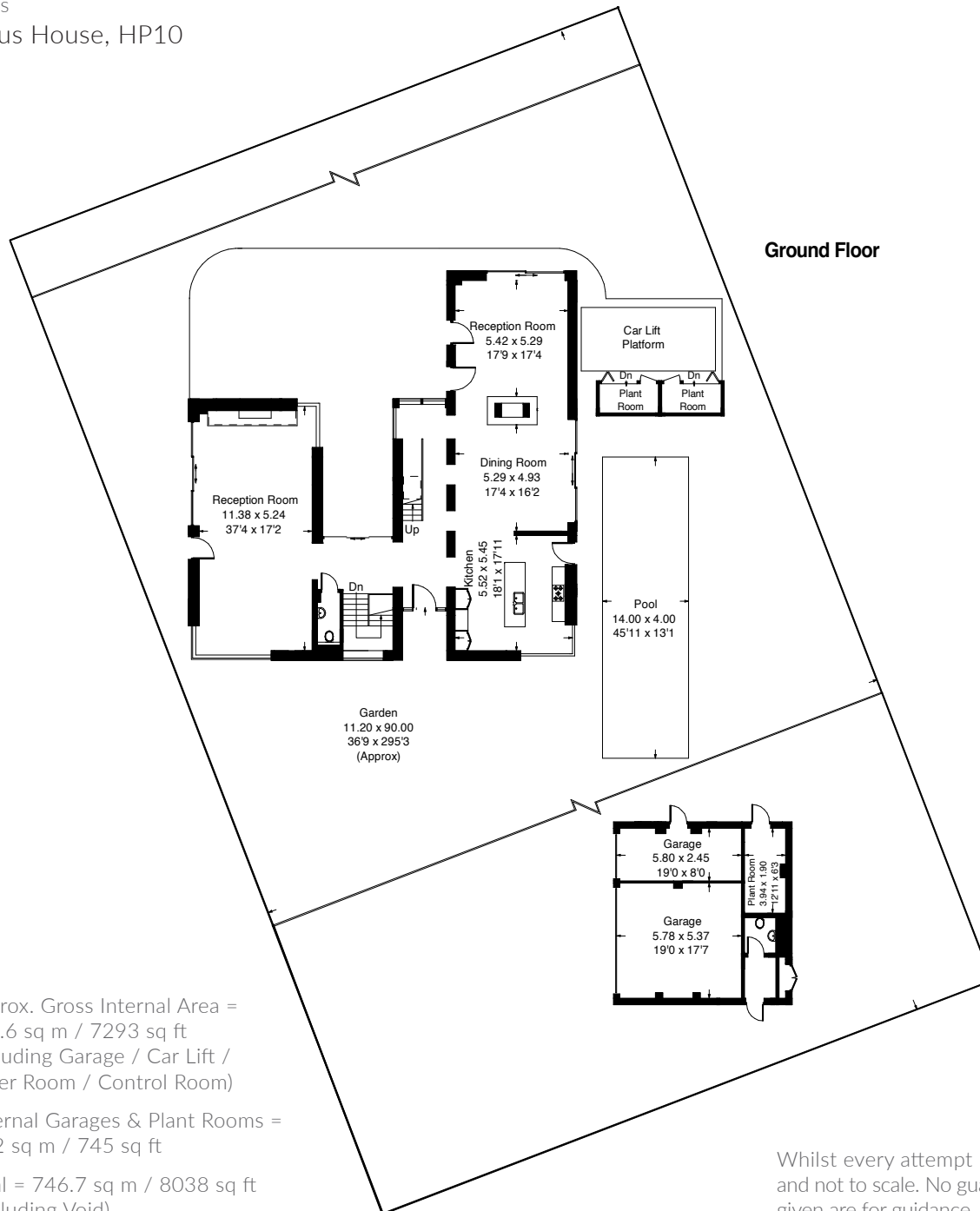
- Deltalight light fittings.
- Fire sprinkler system on the ground floor and in the basement garage.
- Audio, video, and data wiring throughout with central hub in the basement utility area.
- Automatic safety pool cover.
- Bespoke Flexitec 3T SWL car-lift.
- Automatic gates and garage doors.
- Custom Lutron/Homeworks lighting control system.
- Premier Texecom security system with remote monitoring and access control.
- Commercial grade fire alarm installation interlinked and monitored through the security system.
- HD CCTV and Entryphone system with remote access.
- Three custom-built Kalfire fireplaces with balanced flues and retractable protective glass screens.
- Oase self-cleaning water feature filtration system and pumps with cloud control and monitoring.

- Underfloor heating throughout with individual controls in every area.
- Water supply booster system.
- Vent Axia heat recovery ventilation system throughout.
- Two bioethanol ribbon fires in the guest bedrooms.
- Automatic rooflight window.
- Duravit Inipi Sauna.
- Multi zone external lighting.
- Two large underground rainwater harvesting tanks for the irrigation system.
- Fully automated Hunter Hydrowise irrigation system with remote access, sensors, and local weather station feed.
- Separate fully equipped service kitchen in the utility area.
- Cineak Strato Plus dual motorised leather seating.
- Cineak bespoke acoustic wall lining.
- Professional Sony projector with a fixed acoustically transparent screen.
- Custom audio visual installation.

10 year Premier Guarantee  
Structural Warranty



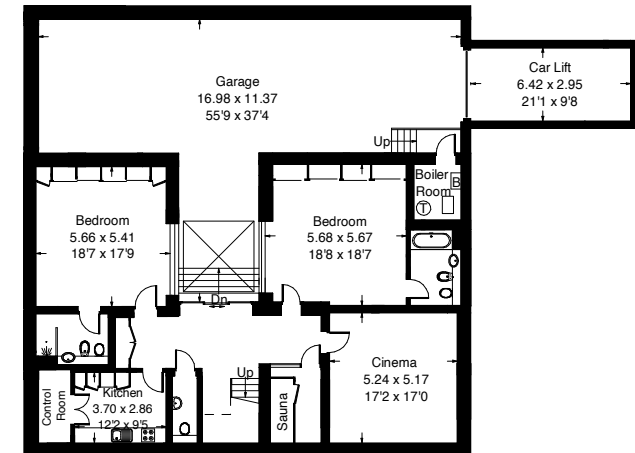
Plans  
Opus House, HP10



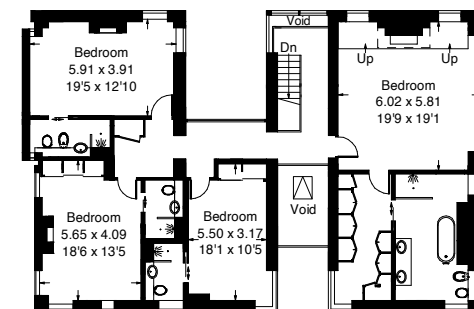
Approx. Gross Internal Area =  
677.6 sq m / 7293 sq ft  
(Including Garage / Car Lift /  
Boiler Room / Control Room)

External Garages & Plant Rooms =  
69.2 sq m / 745 sq ft

Total = 746.7 sq m / 8038 sq ft  
(Excluding Void)



**Lower Ground Floor**



**First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.





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