



Penn House

PENN ROAD · BEACONSFIELD



A house that can hold a party, and still be quiet on a Tuesday.

INTRODUCTION

Space to choose

Set behind wrought iron gates on Penn Road, within walking distance of Beaconsfield station, Penn House offers a combination that is increasingly difficult to find this close to London: established gardens, a swimming pool and full-size tennis court, and more than 7,000 sq ft across the house and outbuildings.

Over the years, the house has been extended and adapted to create a home that works remarkably well both for family life and for entertaining. There are six bedrooms and six bathrooms, a series of reception rooms that can be opened up or used independently, two kitchens, a bar with a wine cellar below, and a dedicated cinema in its own building at the end of the drive.

For all its scale, Penn House never feels overwhelming. There are rooms for everyone to come together and quieter spaces to escape to, with the garden providing much the same balance outside.

It also holds an EPC rating of A, an unusual achievement for a house of this size and character.

7,055
SQ FT
TOTAL

6
BEDROOMS

6
BATHROOMS

EPC A
RATING





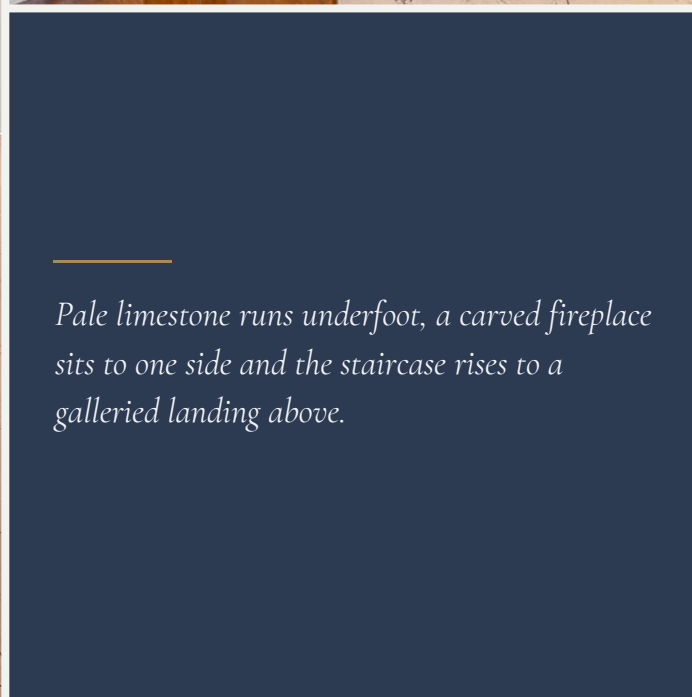
ARRIVAL

First impressions

Ornate wrought iron gates open between brick piers onto a broad gravel drive, with parking for at least six cars and clipped box hedging running along the front of the house. Climbing plants soften the brickwork, while a deep blue front door sits beneath a traditional white-painted portico.

Inside, the reception hall immediately establishes the scale of the house. Pale limestone runs underfoot, a carved fireplace sits to one side and the staircase, finished with an oak handrail, rises to a galleried landing above.

It is generous without feeling formal, with plenty of natural light and enough space to welcome a houseful of people.



Pale limestone runs underfoot, a carved fireplace sits to one side and the staircase rises to a galleried landing above.





THE KITCHEN

Made for company

In summer, this elevation of Penn House can be opened onto the terrace, allowing the kitchen, dining space, family room and garden to work together.



MADE FOR COMPANY

A Culinary Hub: Two Kitchens and a Classic Aga

The kitchen is built around solid timber cabinetry in a simple Shaker style, with a curved stone-topped island providing preparation space and seating for three. A gas Aga sits within the chimney recess beneath a fitted timber canopy, alongside appliances by Miele and Neff, while a walk-in pantry keeps the everyday clutter out of sight.



Behind the main kitchen is a second, with its own oven, hob, sink and dishwasher. In summer, it means the Aga can be switched off without changing how the house works. When there is a large dinner to prepare, both kitchens can be running at once. Beyond are a separate utility room and boot room, with direct access outside.



THE DINING AREA & FAMILY ROOM

Limestone flooring continues into the adjoining dining area, where French doors open onto the terrace and a contemporary linear fire is set into the wall. Steps lead down into the family room, where an oak truss spans the vaulted ceiling and another set of doors opens onto the garden. It is an informal room, close enough to the kitchen to stay connected to the daily rhythm of the house.





ROOM FOR EVERYONE

The drawing room

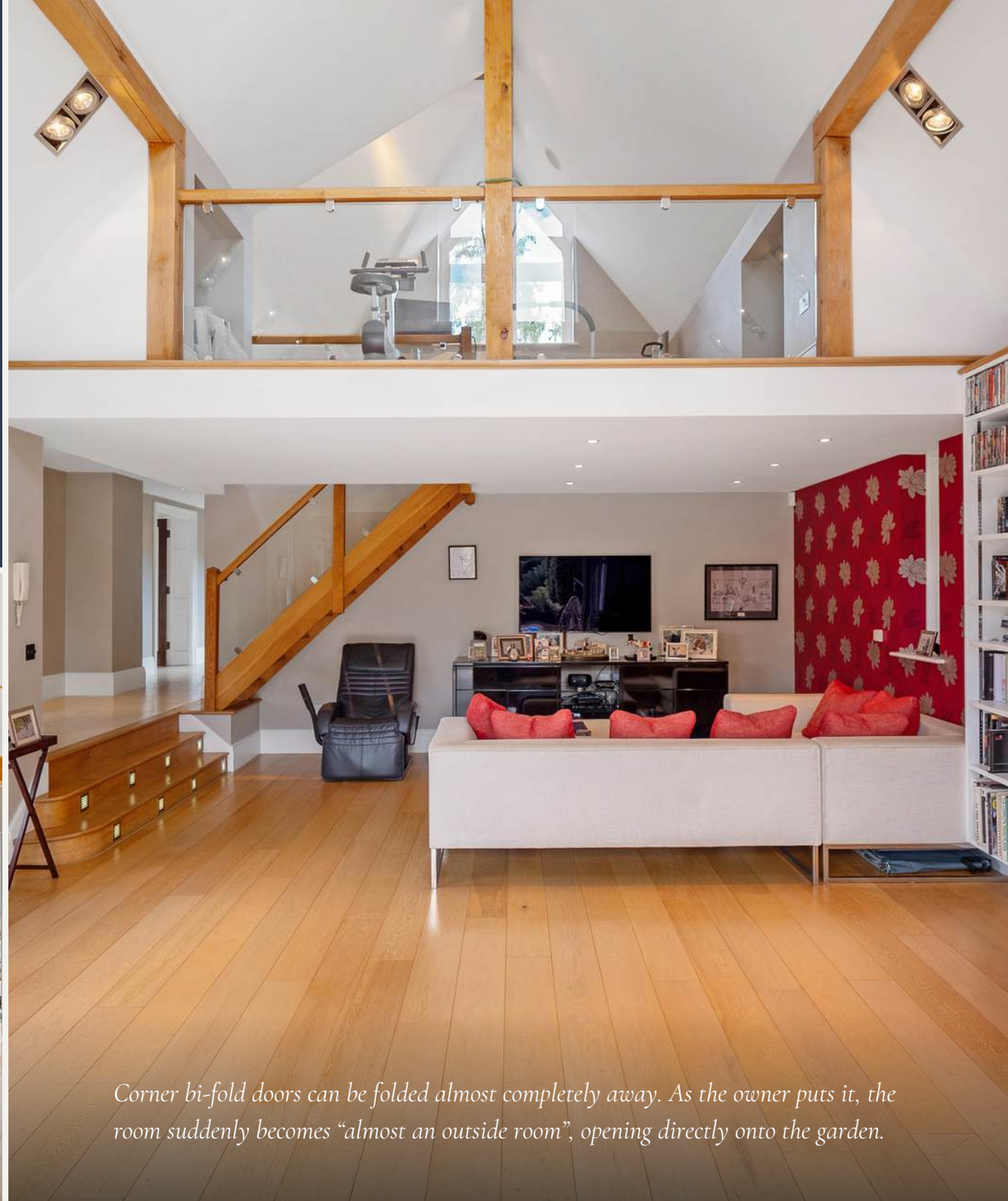
The generous 24ft drawing room benefits from French doors onto the lawn and a fireplace at its centre. For all its proportions, it is a comfortable room and one that works just as well with a handful of people as it does with a full house.



THE ENTERTAINMENT ROOM

An extension of the garden itself

Vaulted and framed with oak, it rises to a glazed gallery above, currently used as a gym but equally suited to a study, library or reading area. Floor-to-ceiling bookshelves line one wall, while a fitted bar occupies another. Beside it, a spiral staircase leads down to the wine cellar.



Corner bi-fold doors can be folded almost completely away. As the owner puts it, the room suddenly becomes “almost an outside room”, opening directly onto the garden.



TWO FURTHER ROOMS

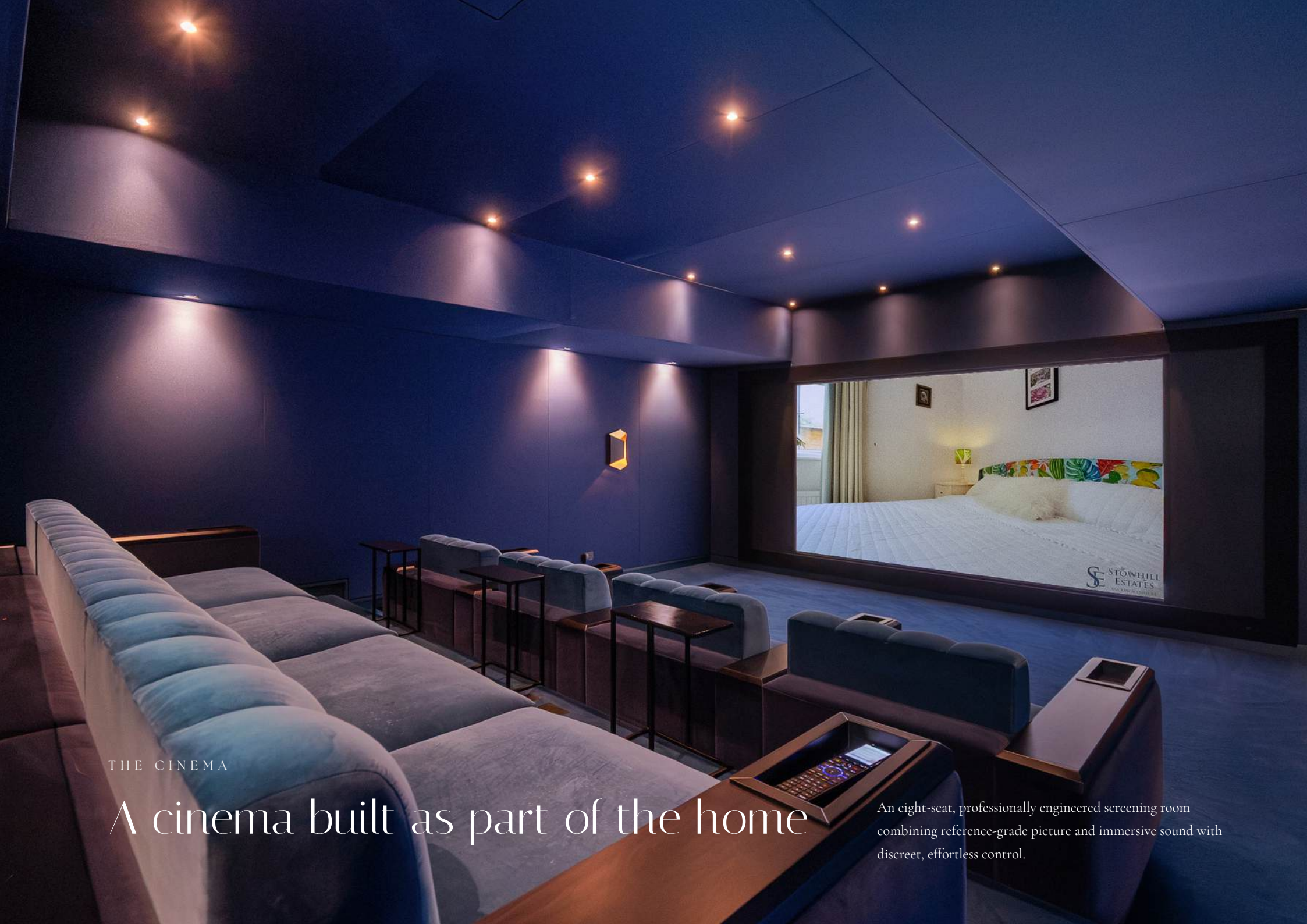
True work-from-home capability

There are two further rooms on the ground floor. One is currently arranged as a study, with fitted bookcases, a window seat and doors onto a courtyard. The other has previously been used as a dining room and is now a second study.



ROOM FOR EVERYONE

For a household with more than one person working from home, both can function as proper offices without sacrificing any of the principal reception rooms.



THE CINEMA

A cinema built as part of the home

An eight-seat, professionally engineered screening room combining reference-grade picture and immersive sound with discreet, effortless control.

THE CINEMA

Engineered beyond the equipment list

This is a dedicated private screening room, designed for eight guests and commissioned as a complete system. Picture, sound, acoustics, lighting, control and equipment protection were considered together, giving the room the finish of a luxury interior and the technical integrity of a professional cinema.

A 16-speaker Procella Audio system is arranged in a 9.3.4 configuration: nine ear-level channels, three subwoofer channels and four overhead channels. Procella loudspeakers are designed for professional screening environments and include models approved for THX-certified screening rooms and studios.

The performance of a cinema is determined as much by the room as by the electronics. This installation includes the supporting disciplines that allow premium equipment to perform consistently and unobtrusively.



THE FIRST FLOOR

Four bedrooms, each with its own en suite

The staircase rises to a light-filled galleried landing overlooking the reception hall. Four bedrooms sit on this floor, each with its own en suite.

The principal bedroom has a vaulted ceiling crossed by an exposed king-post truss, with enough room for a generous seating area alongside the bed. Its windows look across the swimming pool and along the garden.

A separate dressing room leads through to the en suite, which has a bath, walk-in shower and twin shuttered windows.





THE BEDROOMS

All bedrooms are comfortable doubles. Two have direct access to the terrace and another has a Juliet balcony. There is also a fully fitted laundry room on this floor. In a six-bedroom house, having the washing machine, drying space and storage close to the bedrooms is one of those practical details that makes perfect sense.





THE TERRACE

The bedroom also opens onto a shared terrace with newly laid decking and views across the gardens and surrounding treeline.

An idyllic spot for a quiet morning coffee or to unwind as the sun sets.



THE SECOND FLOOR

Completing the accommodation

At the top of the house are two further bedrooms and a bathroom, creating a part of Penn House that can operate with a degree of independence from the rest.

The larger bedroom measures almost 26 ft by 17 ft, making it the biggest bedroom in the house. Alongside it is another good-sized double, with a bathroom serving the two.

The floor has previously worked well for older children and for staff accommodation. It would be equally useful for an au pair, guests staying for longer periods, or simply as somewhere for teenagers to have space of their own.

The sloping eaves give these rooms a different character from those below, and there is enough space here for the way they are used to evolve as family life changes.





"It's a very peaceful house if you want it to be, but it can be a party house too. That's the story. I just love this house and want someone to love it as much as I do."

THE OWNER



THE GARDENS

A Multi-Layered Landscape

The gardens at Penn House have developed into a series of distinct areas rather than a single expanse of lawn.

Immediately behind the house, a broad stone terrace provides plenty of room for outdoor dining, with a gas point already installed for a barbecue. Beyond, the lawn stretches away between established borders, with irrigation serving the beds and mature roses providing colour through the summer.

An avenue of pleached trees leads through the garden, passing hanging chairs and a separate seating area on the way to the swimming pool.



POOL & TENNIS COURT

At close to 14 metres long, the pool is substantial, surrounded by a broad stone terrace with plenty of room for loungers and enclosed by mature hedging for privacy. Beyond the pool is the full-size tennis court, again screened by hedging, completed by a mixed fruit orchard with greengages, pears, cherries and apples.



THE KITCHEN GARDEN

A pergola planted with jasmine, honeysuckle and wisteria leads through the garden, while a traditional greenhouse and enclosed kitchen garden with raised beds provide space for growing vegetables and soft fruit.

LIVED WITH

There are some smaller details that tell you how the garden has actually been lived with. It is fully dog-proof, and there is a hot water tap outside specifically for washing muddy paws before they make it back onto the limestone floor.



Pool, tennis court, orchard
and kitchen garden

*Outside, the grounds accommodate a swimming pool, full-size
tennis court, orchard and kitchen garden without the garden
feeling crowded.*



THE SETTING

The other side of the gates

For all the space within the grounds, Penn House is not removed from the town.

Beaconsfield station is approximately 0.7 miles from the house, with fast services into London Marylebone from around 25 minutes. The New Town is similarly accessible, with Waitrose on Penn Road itself alongside the town's shops, cafés and everyday amenities.

Beaconsfield Old Town has a very different character, with its historic buildings, restaurants, pubs and independent businesses. Gerrards Cross, approximately 5.5 miles away, provides another range of shops and restaurants as well as an Everyman cinema.

The area is particularly well served for schools. Buckinghamshire retains its grammar school system, with Beaconsfield High School for girls and the Royal Grammar School in High Wycombe for boys among the closest options. There is also a strong choice of independent schools in and around Beaconsfield.

FURTHER AFIELD

For journeys further afield, the M40 and M25 are easily accessible, with Heathrow Terminal 5 approximately 15 miles away and central London around 24 miles.

ON THE DOORSTEP

The local landscape

FOR EVERYDAY LIFE

Beaconsfield New Town is approximately 0.7 miles away, with shops, cafés, pharmacies and other everyday amenities. The Old Town provides a further collection of independent shops and businesses.

FOR DINNER

The Crazy Bear in Beaconsfield Old Town provides one of the area's more theatrical dining experiences, while The Royal Standard of England at Forty Green offers something altogether more traditional.

FOR GOLF

Beaconsfield Golf Club is at Seer Green, a few miles from the house.

FOR DOG WALKS

Within around five minutes on foot, you can leave the town behind for footpaths through fields and woodland, while a ten-minute drive opens up many more. Ledborough Woods is a local favourite, combining open fields with woodland paths, with Walk Wood, Holtspur Bank and the wider Chiltern countryside providing plenty more to explore. It is one of the things the owner loves about living here: having so much countryside on the doorstep while still being able to walk into Beaconsfield and reach London so easily.

FOR THE WEEKLY SHOP

Waitrose is on Penn Road itself, with Sainsbury's another local option.

FOR AN EVENING OUT

Theatres in Windsor, High Wycombe and Aylesbury are all within easy reach. London is an obvious option too, with Marylebone from around 25 minutes by train.

FOR SCHOOLS

Grammar schools include Beaconsfield High School for girls and the Royal Grammar School in High Wycombe for boys. Independent schools nearby include High March, Pipers Corner, Godstowe, Davenies, Caldicott and The Beacon.

FOR LONDON

Beaconsfield station is approximately 0.7 miles away, with fast services to London Marylebone from around 25 minutes. Gerrards Cross, approximately 5.5 miles away, provides an alternative.

The Finer Details

SQUARE FOOTAGE

Main house: 6,457 sq ft. Cellar: 25 sq ft. Outbuildings: 573 sq ft. Total: 7,055 sq ft (excluding shed and swimming pool)

PARKING

Private driveway with parking for at least six cars.

COUNCIL TAX

Band H

EPC

A

LOCAL AUTHORITY

Buckinghamshire Council

HEATING AND UTILITIES

Gas central heating, underfloor heating and solar PV panels. Electricity supplied by the National Grid and solar PV.

TECHNOLOGY

HEOS sound system. Sky and Starlink broadband, currently measuring 84.71 Mbps. House and external security alarms with security lighting. Air conditioning to the cinema.

DISTANCES

Beaconsfield station: 0.7 miles. Gerrards Cross: 5.5 miles. Heathrow Terminal 5: 15 miles. Central London (Baker Street): 24 miles

The Cinema

8

SEATS

9.3.4

IMMERSIVE AUDIO

16

SPEAKERS

4.5 m

SCREEN CAPABILITY

PROJECTION

JVC laser projector, with custom mount and projection port

SCREEN

Display Technologies Dynamic 2S, for an image up to 450 cm wide

VIDEO

Lumagen processor. UHD 4K Blu-ray and DVD, Apple TV and Sky Q. Professional ISF calibration

AUDIO

Procella Audio 16-speaker 9.3.4 system, including three subwoofer channels

PROCESSING

Trinnov 16-channel immersive processor with 20-channel update DAC. Procella amplification throughout

CONTROL

RTI handheld touchscreen, with iPad and iPhone options

LIGHTING

Helvar DALI control with colour-accurate Orluna fittings

ACOUSTICS

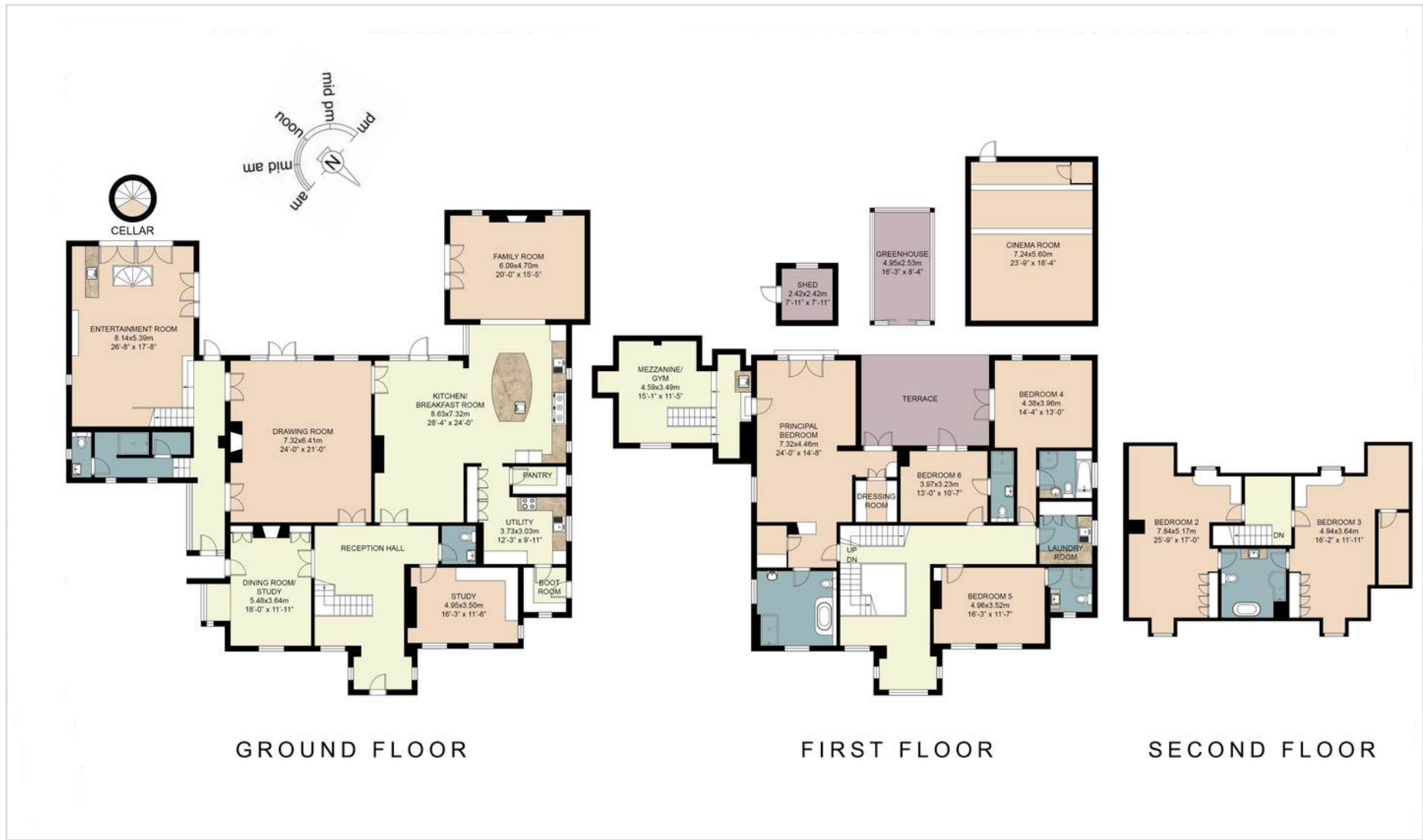
C-ATS acoustic treatment. Camira and Creation Baumann acoustic fabrics. Isolated floor. Air conditioned

THE LAYOUT

Floor plan

APPROXIMATE GROSS INTERNAL AREA

Main house	6,457 sq ft
Cellar	25 sq ft
Outbuildings	573 sq ft
Total	7,055 sq ft



This plan, including furniture, fixtures and measurements, is approximate and provided for illustrative purposes only. It is not drawn to scale. All enquiries should be directed to Stowhill Estates Buckinghamshire.



THE NEXT CHAPTER

There are houses with this amount of space and land, and there are houses from which you can walk into Beaconsfield. Finding both together is much harder.

Penn House has evolved over many years into a home that makes unusually good use of its scale. There are spaces for entertaining, rooms in which to work, a separate floor for children or guests, and enough quieter corners that the house still works when there are only one or two people at home.

Outside, the grounds accommodate a swimming pool, full-size tennis court, orchard and kitchen garden without the garden feeling crowded. At the same time, Beaconsfield station and the New Town are within walking distance.

Perhaps that is what the owner meant when she described Penn House as somewhere that can be “party or peaceful”. It does not demand one particular way of living in it. There is simply the space to choose.

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To arrange a viewing, please contact David and Sara.

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