



CLARENDON HOUSE

67 PENN ROAD

BEACONSFIELD HP9 2LW



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Clarendon House is a wonderful brand new home set in a plot of approximately half an acre on leafy Penn Road, one of Beaconsfield's premier roads.

It has been built to exacting standards by Clark Construction (South East) Limited and the location is ideal for those wanting to combine the convenience of town living with the beauty and calm of the nearby countryside of Knotty Green, Forty Green and Beaconsfield.

Clark Construction has become one of the areas most respected Developers and successful recent projects include two prestige homes in Grove Road, Beaconsfield and two in Manor Close, Penn.



Beaconsfield

This busy and affluent town has miles of undisturbed Buckinghamshire countryside around yet is situated approximately 26 miles from the centre of London. Beaconsfield is split into the Old and New Town; the Old Town has an interesting mix of boutique shops, restaurants and bars. A mile away, the New Town offers the modern day facilities of high street shopping and superstores. Beaconsfield is served by a good selection of schools locally, both state and independent, and benefits from the renowned grammar school system. Communication links are excellent; road, rail and air links make Beaconsfield one of the most accessible places in the UK in which to live.

Accommodation

Ground Floor

- Reception Hall, Drawing Room, Dining Room, Sitting Room/Library, Study, Kitchen/Breakfast Room, Family Room, Utility, 2 WC's

First Floor

- Master Bedroom with large Dressing Room and En Suite Bathroom, Guest Bedroom with wardrobes and En Suite Shower Room, Bedroom 3 with wardrobes and En Suite Bathroom, Bedroom 4 with wardrobes and En Suite Bathroom

Second Floor

- Cinema Suite with bar and wc, Gym with En Suite Shower, Bedroom 5 with wardrobes and En Suite Shower Room, Large Storeroom

Annexe

- Triple Garage with Bedroom/Office above with En Suite Shower Room accessed from main house or own independent door





Wander through the grand Reception Hall with its bespoke walnut staircase into the Drawing Room and then into the well-proportioned Dining Room.

There's a Sitting Room/Library which gives access to the triple garage and to the Bedroom/Office above with its own en suite shower room, ideal for either working from home or for a live in nanny; with its own independent front door this truly flexible space

could be made even larger by incorporating the Sitting Room/Library. The Kitchen/Breakfast Room and combined Family Room is a genuine WOW! Add 22'6 x 15'3 to 18'5 x 14'8 and you have a place that family and friends will naturally gravitate to.

Look out for the coffered ceiling - ideal to put a similar shaped dining table under. The specification of the units, worktops and appliances is very high and the large atrium window and bi-folding doors mean that natural light comes flooding in.

On the First Floor the Master Bedroom Suite is a wonderful area and overlooks the landscaped and mature west facing rear garden. The Dressing Room has been luxuriously fitted and the en suite bathroom invites you to pamper yourself.

After the Guest Suite there are two further bedrooms to this floor, both with full en suite bathrooms.

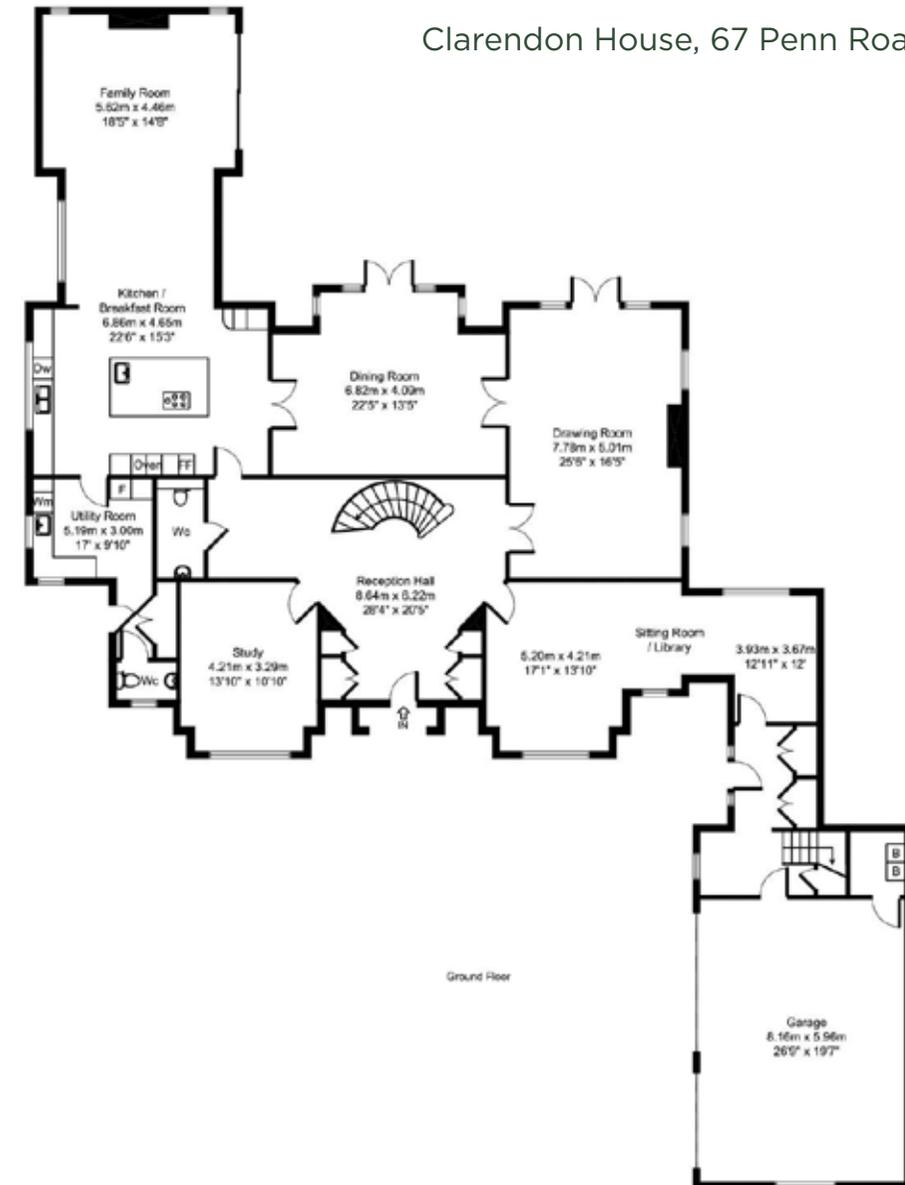
The second floor is an area for working out and relaxing with a film. There's a room that would be ideal as a gym with its own en suite and a 28'5" cinema room with 3D surround sound system, complete with bar and wc. A fifth bedroom with wardrobes and en suite shower room and a long Store Room complete the accommodation on this floor.



Specifications

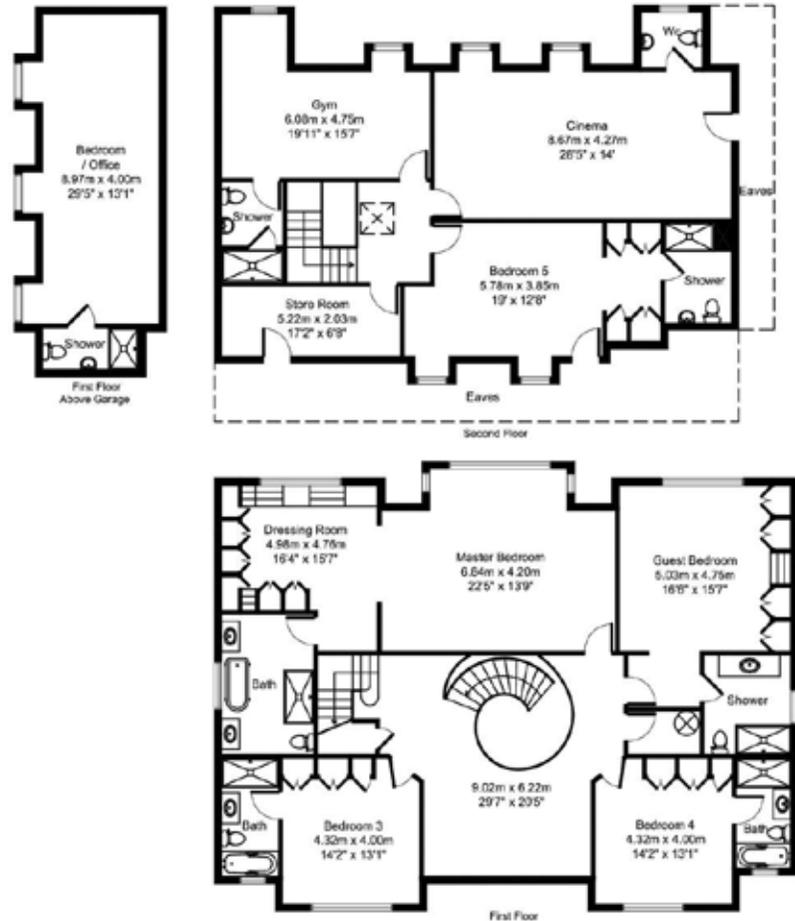
- Luxury fitted kitchen incorporating integrated glass/stainless steel appliances; mainly Miele, hob, combi microwave oven, down draft extractor dishwasher, fridge, freezer, washer, dryer, coffee machine, wine coolers, warming ovens.
- Franke boiling water tap
- Granite worktops
- Luxury tiled flooring
- Bi fold external doors kitchen/family room
- CCTV, front and rear.
- NACOSS/SSAIB approved burglar alarm system
- Raco lighting system
- Music system to selected areas
- Smoke detectors to hall and landing
- Video (colour) electric entry gate
- Security locks to ground floor windows
- Deadlocking night latch to front door
- NHBC warranty issued on completion
- Double glazed sash windows
- Fireplaces with gas/electric fires
- Feature lighting including low level lighting
- Gas pressurized heating system for underfloor heating to ground and first floor, radiators to second floor
- Solar panels for hot water
- TV/FM/satellite points to family room, living room and bedrooms
- 3D surround sound cinema room
- Gym and shower room
- High spec power showers
- Water softener
- Heated towel rails
- Full height ceramic tiling and heated chrome towel rails to bathrooms
- Decorative coving to most rooms
- Sweeping walnut bespoke staircase
- Top quality walnut doors
- Superior chrome handles and fittings
- Chrome light switches
- Bedrooms/Dressing area to master bedroom with Italian fitted wardrobes
- Electric garage doors
- Front and rear gardens designed by Chelsea Flower Show award winning designers
- Gravel driveway
- Triple garages with remote controlled doors
- Coffered ceiling in family room, lounge, master ensuite
- Fully carpeted throughout
- Luxurious interior decor and furnishings individually designed for the property by award winning interior designer team (furnishings not included)

Clarendon House, 67 Penn Road,



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

Beaconsfield, HP9 2LW



Gardens

In total the plot measures approximately half an acre and the large and level rear garden has a sunny westerly aspect.

Front and rear gardens designed by Chelsea Flower Show award winning designers. To the front the impressive driveway provides parking for many cars. To the rear there is a large and elegant paved terrace, ideal for al fresco entertaining.

NHBC The property will have a 10 year warranty certificate from the National House Building Council.

To reserve Clarendon House a non-refundable deposit of £10,000 is required. Please call for more details.

Local Authority: Chiltern District Council. Tel: 01494 729000

Directions: From the offices of Ashington Page proceed over the railway bridge and roundabout opposite Waitrose and continue forward onto the Penn Road (B474). Clarendon House will be found on the left hand side.

Viewing: By appointment with Ashington Page.
Tel: 01494 680018 or info@ashingtonpage.co.uk





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