

# BEEHCROFT

PENN - BUCKINGHAMSHIRE



TIM RUSS  
*prime*

# Beechcroft, Hammersley Lane, Penn, Buckinghamshire, HP10 8HG

## LOCATION

Beechcroft is one of just two luxury new homes standing within a private gated setting just a short drive from the heart of the much admired village of Penn. Nearby Beaconsfield offers an extensive range of quality shops including two large supermarkets and a variety of specialist retailers. The historic and picturesque Old Town with its period buildings and cottages has a wide selection of individual shops and many fine restaurants.

Sporting amenities in the area include golf, tennis, squash, cricket and rugby clubs along with several health and fitness centres. There is racing at Windsor and Ascot and polo at Smith's Lawn, Windsor Great Park and The Royal Berkshire.

Beechcroft is well located for commuting with the option of High Wycombe or Beaconsfield stations, from where Chiltern Railways run services to London and Birmingham – the journey time to London from approximately 25 minutes. The M40 Junction 2 is about three miles away giving access to the M25. Heathrow, Luton and Gatwick airports are easily accessible via the M25.

## DESCRIPTION

Another impressive, traditionally constructed individual home built by the renowned local developers Nationcrest PLC, offering space and luxury throughout. The front door opens into a generous hallway with porcelain tiled flooring which runs through to the kitchen. Oak panelled doors open onto the reception rooms, including a well-proportioned study and dining room to the front; both with wood flooring, together with the sitting room which has an "Aegean Limestone" fireplace and glazed casement doors to the patio and garden beyond.

The superb kitchen/breakfast/family room is fitted with a quality range of units with porcelain and dark blue fronts, with Siemens appliances and complimented by quartz stone worktops. Full width bi-fold doors from the family room open onto the stone patio and thoughtfully landscaped gardens. Off the kitchen is the utility/laundry room.

On the first floor the master bedroom has a beautifully appointed shower room, as does the guest bedroom while the additional three bedrooms are served by the stunning family bathroom.



## OUTSIDE

The properties are approached via electric gates leading to individual driveways. There is a detached double garage with electric roller doors. The gardens have been cleverly landscaped to provide an array of trees, shrubs and perennial flowers to maximise privacy while also giving a most enjoyable environment for outside entertaining. The wide stone terrace benefits from a south-westerly aspect, picking up the afternoon and evening sun.

## DIRECTIONS

From the Tim Russ & Company offices in Beaconsfield New Town take the Penn Road. Upon entering the village bear left into School Road and Hammersley Lane is the first on the left. Follow the lane for about half a mile and the two properties will be found on the right hand side, identified by the Nationcrest site board.

[timruss.co.uk](http://timruss.co.uk)





## GENERAL CONSTRUCTION

- Traditionally constructed in brick and block beneath a clay tiled roof.
- Concrete first floor to reduce sound transmission.
- Side hung casement windows fitted with double glazed units and espagnolette locking mechanism.
- High level of insulation throughout the house to improve energy efficiency.

## INTERNAL FEATURES

- Living room fireplace: “Aegean Limestone” fire surround by Capital Fireplaces with polished cast iron fire basket.
- Ornate cornicing in all rooms.
- Decorative staircase, hand painted with Oak handrail and newel caps.
- Oak veneered vertical boarded doors to all reception rooms, living room, kitchen/sitting area, dining room, utility, study, WC and coats cupboard.
- Fitted wardrobes from the Lawrence Walsh ranges in bedrooms 1, 2 and 3.
- Chrome finished door furniture.
- Floor coverings:-  
Porcelain tiles – hall, kitchen/sitting area, utility, WC, coats cupboard and bathroom/en-suites.  
Engineered timber (European Oak) – living room, dining room and study.  
Carpets – stairs, landing, airing cupboard and all 5 bedrooms.

## KITCHEN

- Furniture: Design Matters bespoke collection.
- Fronts: Hartside range with Porcelain and Dark Blue fronts.
- Worktops: Imperial ‘Tahiti White’ Quartz stone.
- Appliances: Integral Siemens stainless steel ‘Activeclean’ single oven, combi microwave oven, fridge, warming drawer, freezer and dishwasher.
- Bora glass induction hob with cooktop extractor.
- Quooker boiling water tap.
- Provision for washing machine and tumble dryer in utility.

## BATHROOMS AND CLOAKROOM

- Quality sanitaryware throughout, with chrome finished fittings.
- Fitted bathroom furniture.
- Bathroom walls fully tiled with cloakroom walls half tiled.
- Heated towel rails, mirrors and toilet roll holders in bathrooms/en-suites.

## ELECTRICS / LIGHTING

- Circuit lighting in living room and bedroom 1.
- Low energy LED downlights in all rooms.
- Courtesy lights in wardrobes and cupboards.
- Chrome finished sockets and switch plates throughout (except inside cupboards and garage).
- Smoke detectors in the hall and on the landing.
- Heat detectors in kitchen and utility.
- Carbon monoxide detector in living room.
- Entrance gates and garage door electronically operated.

## MEDIA INSTALLATIONS

- Pre-wired for multi room sound system.
- TV and FM points to most rooms.
- Pre-wired for HD distribution and satellite TV.
- Star-wired telecom structure with CAT5e/6 cable.
- Computer wiring LAN/RJ45 outlets connected to plug and play system to most rooms.
- High level wiring for flat panel screen televisions in kitchen/sitting area, bedroom 1 and bedroom 2.
- TV and radio aerials and Satellite dish installed.

## PLUMBING AND HEATING

- Gas fired boiler located in the utility plant cupboard for central heating and hot water.
- Heating for each room thermostatically controlled.
- Underfloor heating throughout ground floor and in all bathrooms. Remaining rooms have radiators with thermostatic control valves.
- Immersion heater fitted to an un-vented hot water cylinder.
- Water softener.
- Two outside taps.

## SECURITY

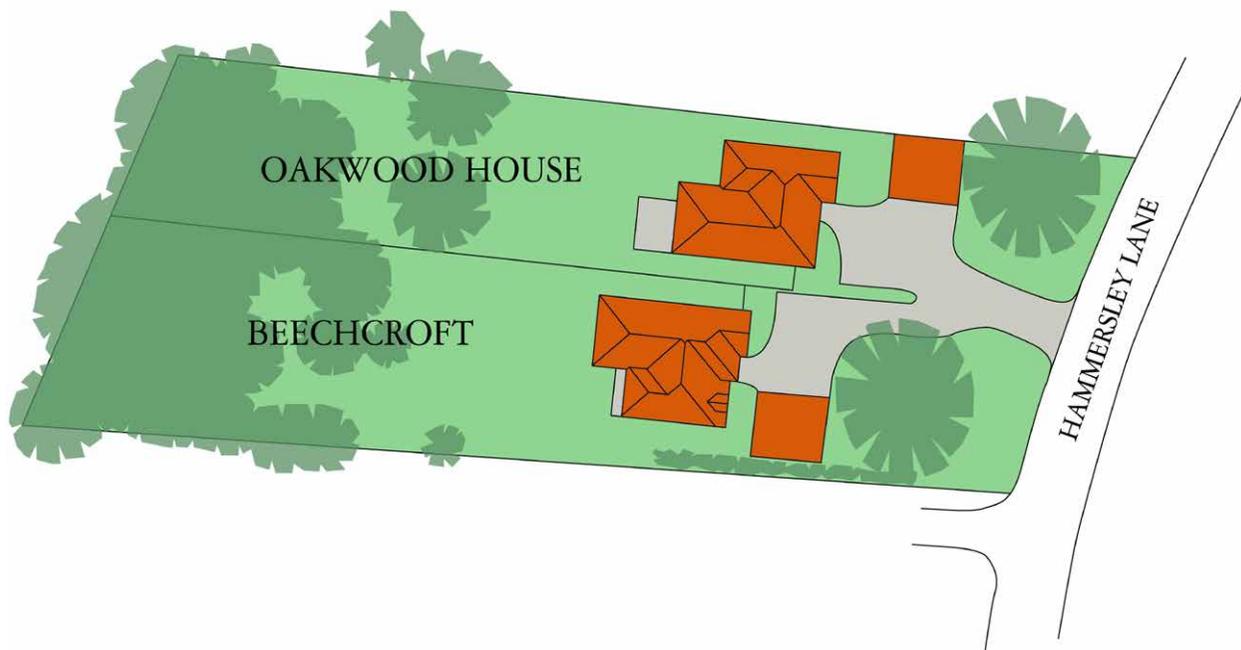
- Intruder alarm with detectors in principal rooms and garage.
- Telecom point adjacent to burglar alarm control panel.
- Panic button in bedroom 1 and on key pads adjacent to front door and in garage.
- Europrofile double cylinder mortice locks to all external doors.
- Audio entry system to main entrance gates.

## OUTSIDE

- Clay pavior and natural stone patio and paths.
- The front and rear gardens will be laid to lawn and landscaped.
- Driveways finished with granite setts and Peakstone gravel chippings.

## SERVICES

- All mains services available.



## NATIONCREST PLC

Nationcrest PLC is a privately owned house building company with a very selective development programme in Surrey, Berkshire, Buckinghamshire and Hertfordshire. It has a record of excellence in house construction of over 40 years, each house being individually designed by architects and constructed to the highest quality with no standard house types.

## LABC

The property is independently inspected during construction by the Local Authority Building Control (LABC) who will issue their ten-year warranty certificate upon satisfactory completion of the dwelling.

## AFTER SALES QUALITY CHECK

Nationcrest will inspect the property approximately six months following the purchase and will deal with any remedial works that may be necessary.

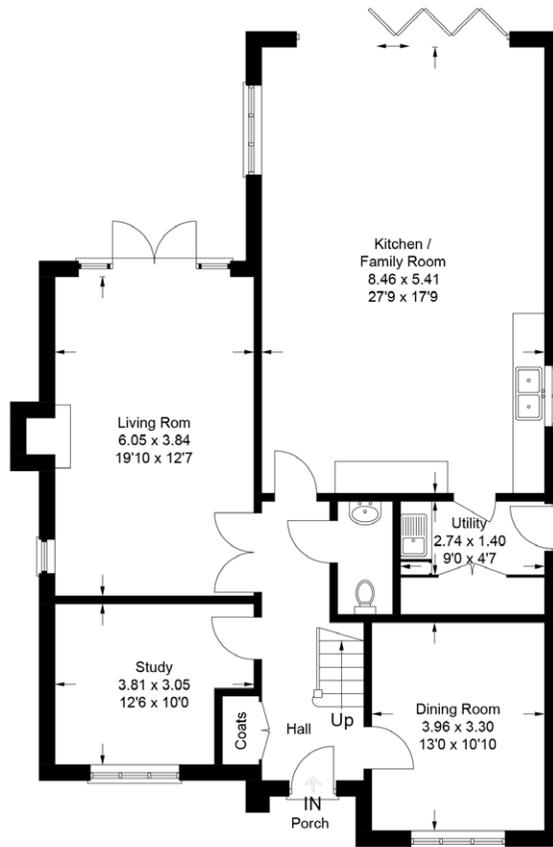
## NOTE

The developers, Nationcrest PLC, reserve the right to alter the specification, but will undertake to use materials of a similar quality and value

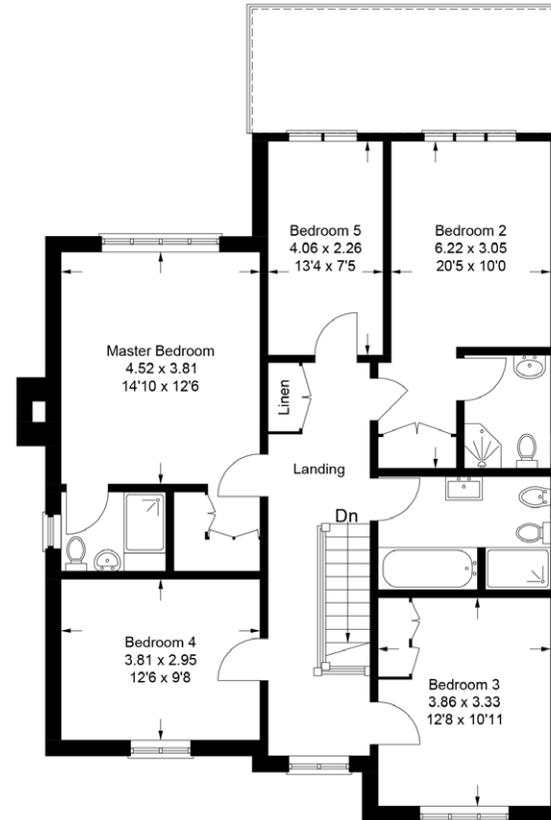


**NATIONCREST**

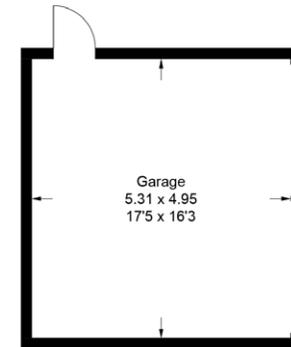




Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

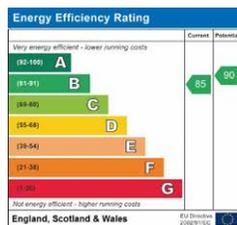
## Beechcroft

Approximate Gross Internal Area  
 Ground Floor = 116.4 sq m / 1,253 sq ft  
 First Floor = 102.6 sq m / 1,104 sq ft  
 Garage = 26.2 sq m / 282 sq ft  
 Total = 245.2 sq m / 2,639 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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6 Burkes Court, Beaconsfield  
 Buckinghamshire, HP9 1NZ

01494 681122  
 prime@timruss.co.uk





TIM RUSS  
*prime*