HOLMWOOD
PENN • NR BEACONSFIELD • BUCKINGHAMSHIRE

A classically styled country house, superbly located for access to London, and set in beautiful gardens and grounds

Beaconsfield 1.8 miles (London Marylebone 23 minutes) • Gerrards Cross 6 miles • Central London 27 miles
London Heathrow 20 miles • M5 (J15) 9 miles • M40 (J2) 4 miles
(All distances and times approximate)

Reception Hall • Drawing room • Dining room • Family room • Kitchen/Breakfast room • Study/Library • Laundry room
Pantry • Vaulted games room • Extensive cellars • Loggia • 2 cloakrooms

Master Bedroom with en-suite bathroom and dressing room, 5 further Bedroom Suites
Gym / Cinema room • Large loft storage area.

Lodge Cottage – Sitting room • Kitchen/Breakfast room • Utility room • Shower room • 2 bedrooms and bathroom

Beautiful landscaped lawns • Gardens and grounds • Mature woodland • Triple car garage • Machinery store
Tennis court • Swimming pool with pool house

In all about 16.45 acres

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These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.
Holmwood is a wonderful family home with light and spacious accommodation laid out over two main floors and approached over a long private driveway guarded by an entrance lodge. It enjoys wonderful views over open countryside yet is supremely accessible in relation to local amenities and in particular access to London, major transport communications and excellent schooling on the doorstep.

There is convenient day-to-day shopping in Beaconsfield which has a superb range of amenities. There are a number of other highly regarded villages and market towns in the area including Gerrards Cross, Marlow and Amersham but equally the west end of London is highly accessible by train taking 23 minutes or by car via the M40.

Beaconsfield has a wide range of restaurants and bistro's and there are excellent fine dining venues in the area including The Crazy Bear in Beaconsfield, Stoke Park, The Hand and Flowers and Cliveden House Hotel.

There are some outstanding schools for both boys and girls within easy daily driving distance. Davenies and High March in Beaconsfield are highly regarded together with Caldicott School in Farnham Common, The Beacon in Amersham, Beaconsfield High School, The Royal Grammar School, John Hampden Grammar School, Wycombe High School and Wycombe Abbey School for girls are also nearby.

There are number of good golf and country clubs in the immediate area including Beaconsfield Golf Club, Stoke Park Golf and Country Club at Stoke Poges and Buckinghamshire Golf Club. Slightly further afield are the renowned Sunningdale and Wentworth Golf Clubs.

Beaconsfield is particularly well set for rail services into London Marylebone taking approximately 23 minutes on the Chiltern line.

Junction 2 of the M40 is approximately 4 miles away giving wider access to the national motorway network, with central London about 25 miles away.

Heathrow Airport is 20 miles away with Northolt Private Airfield within 10 miles.

Racing at Windsor and Ascot, Polo at Smiths Lawn in Windsor Great Park.
Holmwood

Holmwood is a substantial and elegant country house originally built in 2007 to a design by award winning architect, Christopher Gregory. This superb house was constructed to a high standard matching the requirements of modern day living and is of a size equally suitable for a large family for private use and for entertaining on a grand scale. The layout and flow of the accommodation makes full use of its outstanding setting within its own grounds and views of the countryside beyond. The house has the benefit of lutron lighting and an integrated music system to a number of the main rooms. Enormous attention to detail has been paid to the internal and external architecture, incorporating use of traditional materials and paying particular attention to ceiling heights, open plan living and the creation of a warm family feel.

Internal features include a bespoke ‘Plain English’ kitchen, stone flooring, stone fire places and large bay windows and the main reception rooms are arranged off the impressive entrance hall with its elegant staircase.

The house is approached over an impressive gravelled entrance drive guarded by a Lodge Cottage to a large parking area and steps down to the front door. A continuation of the drive leads to extensive garaging.

The house is of a mellow red brick construction under a tile roof and is laid out principally over two floors.
Ground floor
Reception hall: A lovely light reception hall leads to the drawing room.
Drawing room: An impressive drawing room with large bay windows, brick fireplace, oak flooring and exposed beams.
Dining Room: A beautiful light room with views of the garden, double doors from the hall and a large open fireplace.
Kitchen/Prep kitchen: A high quality ‘Plain English’ bespoke fitted kitchen with extensive wooden worktops, wall and floor units and central work island together with an Aga. This is very much the centre of the house and has a breakfast area together with a secondary preparation kitchen with further storage and cooking facilities.
Laundry/Utility Room: Comprehensively fitted for extra fridges and freezers.
Study: Oak flooring with beamed ceiling
Rear Hall with Cloakroom and WC.
Games room: A particularly impressive games/entertaining room ideal for family use with doors out to the terrace and garden.

First Floor
The first floor is dominated by the large master bedroom suite, a supremely elegant master bedroom with ensuite bathroom and separate dressing area. There is a large bay window overlooking the garden with views to the countryside beyond.
There are a further 5 impressive bedroom suites on this floor with high quality fitted bathrooms.
All the common parts of the house are generous, well lit and have a great feeling of space throughout.
There is also a large gym/cinema room with surround sound speakers together with further extensive loft space which could potentially be converted into further rooms should it be a required.
Approximate Gross Internal Floor Area
House: 877.9 sq.m. / 9450 sq.ft.
Lodge: 127.4 sq.m. / 1371 sq.ft.
(not including reduced height area below 1.5m - denoted with dashed line)
Reduced Height Area:
House - 87.6 sq.m. / 943 sq.ft.
Lodge - 20.1 sq.m. / 216 sq.ft.
Total - 1113.0 sq.m. / 11,980 sq.ft.

Energy Efficiency Rating

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

East Lodge is an attractive lodge cottage approached off a spur from the main driveway and is constructed of attractive brick and tile construction. This consists of a large reception room, a good sized kitchen, utility room and shower room. On the first floor there are two bedrooms and a bathroom with a spacious landing where a study could easily be created. The cottage is subject to a planning tie that it should be occupied ancillary to the main house.

Garage block

A continuation of the drive leads to the garage block with three car bays allowing parked cars to remain out of sight.
Approximate Gross Internal Floor Area

Lodge: 127.4 sq.m / 1371 sq.ft.
(not including reduced height area below 1.5m - denoted with dashed line)

Reduced Height Area:
Lodge - 20.1 sq.m / 216 sq.ft.
Total area = 16.45 acres approx.
Garden and grounds

The gardens were designed and laid out at the same time as the house by Todd Longstaffe-Gowan, one of the leading award-winning landscape gardeners. There are extensive lawned areas on both sides of the house separated by neat gravelled paths and incorporating an intriguing circle shaped central lawn. To one side is a heated swimming pool in a sheltered and private setting with a charming pool house with changing facilities, and at the foot of the garden is an all-weather tennis court and pavilion.

The gardens are enclosed within elegant mature herbaceous borders and flowerbeds which have the benefit of an irrigation system and there are some wonderful mature trees of all varieties. A beautiful block of mixed woodland of mature oak and beech wood provides a serene backdrop to the house and gardens and is crisscross by a network of pathways.

Fixtures and Fittings

All items known as fixtures and fittings together with carpets, curtains and light fittings are excluded from the sale but some could be made available by separate negotiation.

Services

Mains water, Borehole water and Mains gas and electricity

Directions

From Junction 2 of the M40, take the A355 exit to Beaconsfield/Amersham and cross back over the motorway. Follow signs to Beaconsfield taking the first exit at the roundabout past the cricket ground, over the next roundabout (with the A355) and turn right at the next roundabout into Beaconsfield high street. Continue through Beaconsfield into Witheridge Lane heading towards Penn. The entrance gates to Holmwood will be on the left, a short distance after the junction with Clay Street.