



de Mallet Morgan

PRIME AND SUPER PRIME
PROPERTY



PENN WOOD

FULMER RISE ESTATE, FULMER, BUCKINGHAMSHIRE SL3 6JL

A distinctive contemporary country house
in exclusive gated Fulmer Rise Estate

Gerrards Cross 1.5 miles; Beaconsfield 5.3 miles;
Uxbridge 3.4 miles; M40 (J1) 3.4 miles; M25 (J16) 4.5 miles; Heathrow 13 miles; London 19 miles; Trains from
Gerrards Cross to Marylebone from 23 minutes

www.demalletmorgan.com



SUMMARY

Entrance Hall – Drawing room – Cinema room –

Dining room – Study

Kitchen / Breakfast Room – Wine Cellar – Utility room

Master bedroom suite – 5 further bedroom suites

Garaging for 4 cars

1 Bedroom Gate House

Additional Gate House with Gymnasium

Infiniti Swimming Pool, Terracing and Pool house

Golf Tee and Bunker, Heli Pad area

Lawned gardens of about 3.78 acres









DESCRIPTION

Approached through impressive gates, via the Lodges and long drive, with progressive lighting, Penn Wood is an exceptional country house built to a high specification with a warm ambience highlighted with sensitive lighting, clean lines and refined features throughout the house. A state of the art Audio, lighting and security system throughout the property gives total flexibility to control every aspect of the underfloor heating, lighting and security from any locations around the world.

Much thought has been given to the interior with Hartman Luxury International Design of London creating the concept.

The entrance opens into an impressive marbled reception hall With an elegant double staircase framing an eye catching central marble design. Light cascades through the glass minuetts in the ceiling.

The drawing room, study and dining room have been laid with a warm oak parquet flooring.

Cinema room with IT infrastructure to accommodate a 3D screen.

The kitchen, breakfast room and family area consists of bespoke walnut Units with a sunken wine cellar.

Four double French Doors open onto a large terrace with Infinity Pool. Pool house with shower and WC.

The first floor offers 6 well-appointed double bedrooms, each with their Own fitted wardrobes and en-suite bathrooms of Italian marble and Limestone. The master bedroom suite is an impressive feature of the First floor.



In addition to the main house there are two ancillary buildings or Gate houses. These provide further flexible accommodation. The similar Hexagonal design of these buildings matching the main house provide scope for staff accommodation. Gatehouse one has a fully fitted kitchen and bedroom with en-suite bathroom.

Gatehouse two has been fitted with shower facilities with the option to use as a gymnasium or office space. There is a detached garage that provides parking for four cars.

The high specification design includes:

- . Magnificent reception hall with sweeping staircase
- . Crema Marfil polished marble in hallway, kitchen and downstairs cloakroom.
- . High quality parquet flooring in the drawing room, study and dining room.
- . Bespoke walnut kitchen with double oven, microwave, steam oven and wine chiller.
- . Wine cellar.
- . Italian marble and limestone in the en-suite bathrooms.
- . LED lighting throughout the house.
- . Underfloor heating throughout the house.
- . XNX system for all lighting, heating, audio and security with full client Interface.
- . Integrated sound system and fire alarm.
- . An elegant property built to an exacting standard and boasting the latest technology for the modern lifestyle.









SCHOOLS

Buckinghamshire is renowned for its choice of both state and independent schools and is one of the last counties to maintain the traditional grammar school system which include Beaconsfield High School for girls and RGS High Wycombe.

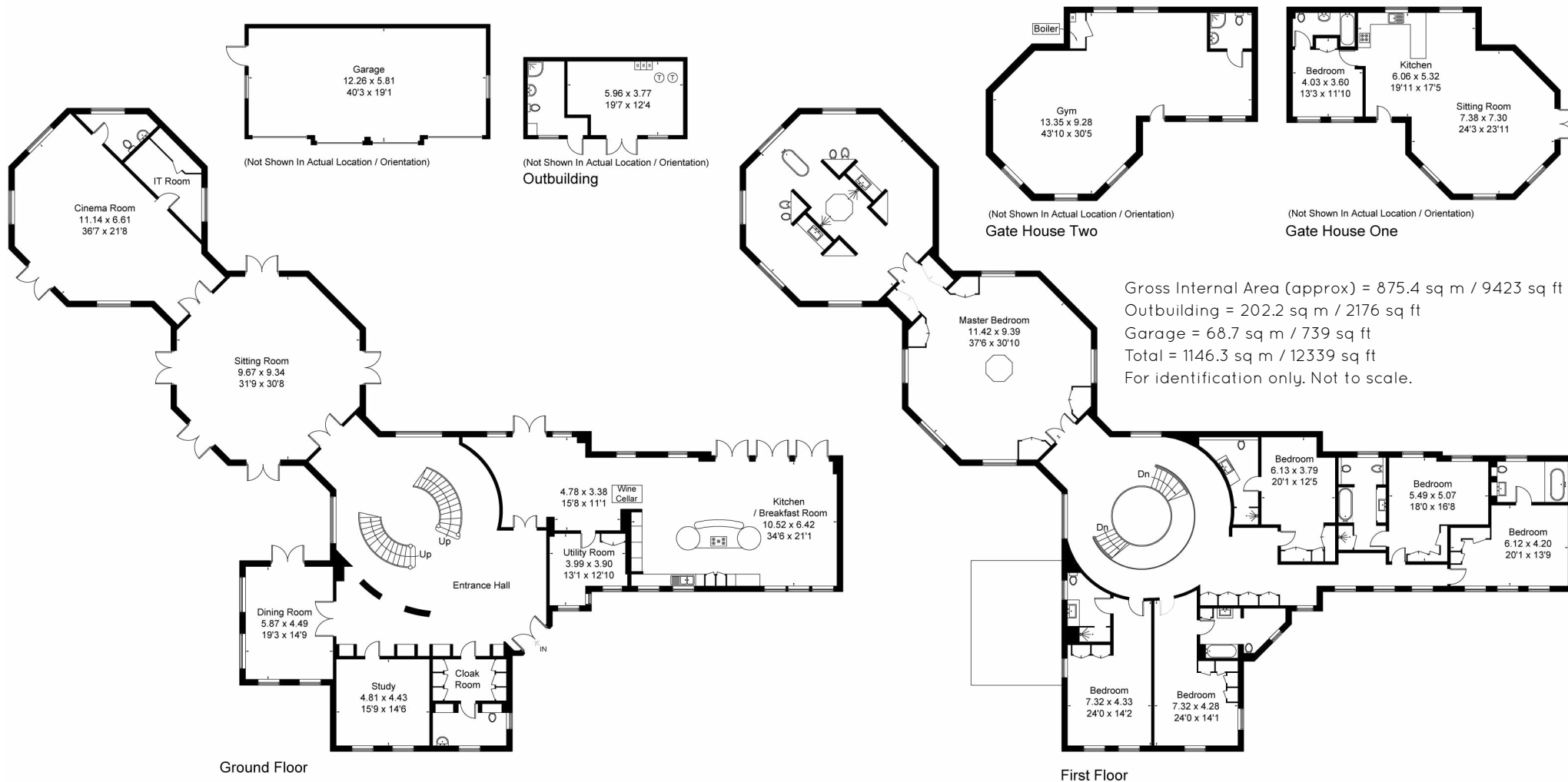
Gerrards Cross and the surrounding area boast a number of Highly regarded schools for boys and girls.

LOCAL AMENITIES

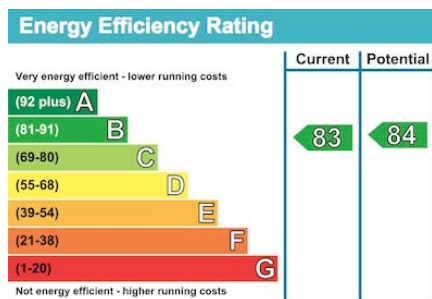
Golf at Burnham Beeches, Beaconsfield, Gerrards Cross and Stoke Park. Polo at the Royal Berkshire Polo Club, Winkfield, Guards Polo Club and Windsor Great Park. Black Park is just 2 minutes' walk from the estate and boasts an extensive network of walking trails. Horse racing at Windsor and Ascot.







EPC - Penn Wood



For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. It should not be assumed that the property remains as displayed in the photographs and no assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements or distances referred to are given as a guide only and are not precise. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds, furniture, lighting, kitchen equipment and garden statuary, whether fitted or not, are deemed to be removable by the Vendor unless specifically itemised within these particulars. It should not be assumed that the property has all necessary planning permissions, building regulations or other consents and where any reference is made to planning permissions or potential uses such information is given in good faith. All design copyright © 2016 RDM Agency Ltd.



PROPERTY INFORMATION

Services

Mains water, electricity, gas and private drainage system.

Local Authority

South Bucks District Council
Tel: 01895837200

Postcode

SL3 6JL

Tenure

Freehold

DIRECTIONS

From London take the A40 Westway, exit at the junction for Uxbridge and Slough, take the A40 to Gerrards Cross. Continue through Tatling End, past Fulmer Lane and on entering Gerrards Cross turn left into Fulmer Road, through the pretty village of Fulmer, up Windmill Road and left into Fulmer Common Road. Within half a mile, the entrance to Gate 1 for Fulmer Rise Estate will be found on your left by a Lodge House. Proceed through the gates and the house entrance will be first on your left.



de Mallet Morgan

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