



## Glenock Place

*Penn Road, Knotty Green, HP9*

**binks**  
estate agent



# { The Particulars

Glenock Place  
Penn Road, Knotty Green, HP9

**Guide Price: £1,500,000**  
Leasehold

 **3 Bedrooms**  
 **3 Bathrooms**  
 **2 Receptions**

## Features

- Exclusive first floor apartment
- Secure gated development with underground parking
- Entrance hall with video call system
- Drawing room with doors to roof terrace
- Contemporary kitchen/diner and separate utility room
- Three double bedrooms
- Three luxurious bathrooms
- Private roof terrace with countryside views
- Well maintained communal areas and gardens
- Underfloor heating throughout
- Chain Free | EPC: B

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## The Property

Situated in the prestigious Knotty Green area of Beaconsfield, Glenock Place offers an exquisite blend of modern luxury and security with countryside views. This first-floor apartment, crafted to an exceptional standard by Shanley Homes in 2016, is one of just seven exclusive residences in this sought-after location, conveniently situated 1.6 miles from Beaconsfield Station.

Upon arrival, an impressive communal entrance with a staircase and lift sets the tone for this elegant property. Inside the entrance hallway has a spacious storage/cloaks cupboard, airing cupboard and control panels for the alarm and video entry system.

The light-filled drawing room, accessed through part-glazed doors, opens onto a stunning wrap-around roof terrace via bi-folding doors, providing a seamless connection to the outdoors. The kitchen/dining room, equally impressive, is fitted with contemporary cabinetry, quartz worktops, premium Miele appliances and a sink with an instant hot water tap. The terrace, accessed from both rooms, offers uninterrupted views of the beautifully maintained communal gardens and rolling countryside beyond. A separate utility room, equipped with a Miele washing machine and tumble dryer, enhances the home's practicality.

The principal bedroom has high-gloss fitted wardrobes and a luxurious en-suite bathroom featuring a walk-in shower, bath, sink, and WC. The second bedroom is equally refined, with extensive wardrobes, eaves storage, and a private en-suite with a walk-in shower. Bedroom three with fitted wardrobes, provides versatility and ample storage, also has direct access to the extensive terrace. A well-appointed family bathroom with a separate walk-in shower completes the interior.

Glenock Place offers secure gated access, visitors' parking, two allocated underground parking spaces, and a generous secure storage unit in the basement. The landscaped communal gardens, with their expansive lawns and open countryside vistas, provide a tranquil retreat for residents to enjoy.

Combining modern elegance with an enviable location, this exceptional property represents a rare opportunity to embrace a sophisticated lifestyle with easy access to the amenities of Beaconsfield.

## Location

Glenock Place is situated on Penn Road, one of the most prestigious roads in South Buckinghamshire lies approximately a mile from Beaconsfield New Town, which offers a wide variety of shops, coffee houses, and restaurants. Just over a mile away, Beaconsfield Old Town provides additional amenities, including a selection of popular venues, pubs, and bars. For commuters, a nearby fast-track train service offers convenient access to London Marylebone in under 30 minutes. The M40 motorway is within two miles, connecting to the M25 and M4, with Heathrow Airport located nearby. The area is also known for its outstanding educational opportunities, including highly regarded grammar schools and a range of excellent state and private schools.

## Costs

**Council Tax:** Buckinghamshire Council – Band G - £3,781.11 (for the period 2024 -2025)

**Service charge:** £3,775 bi-annually (for the period 1st Jan to 30th June 2025)

**Ground rent:** £1000 PA

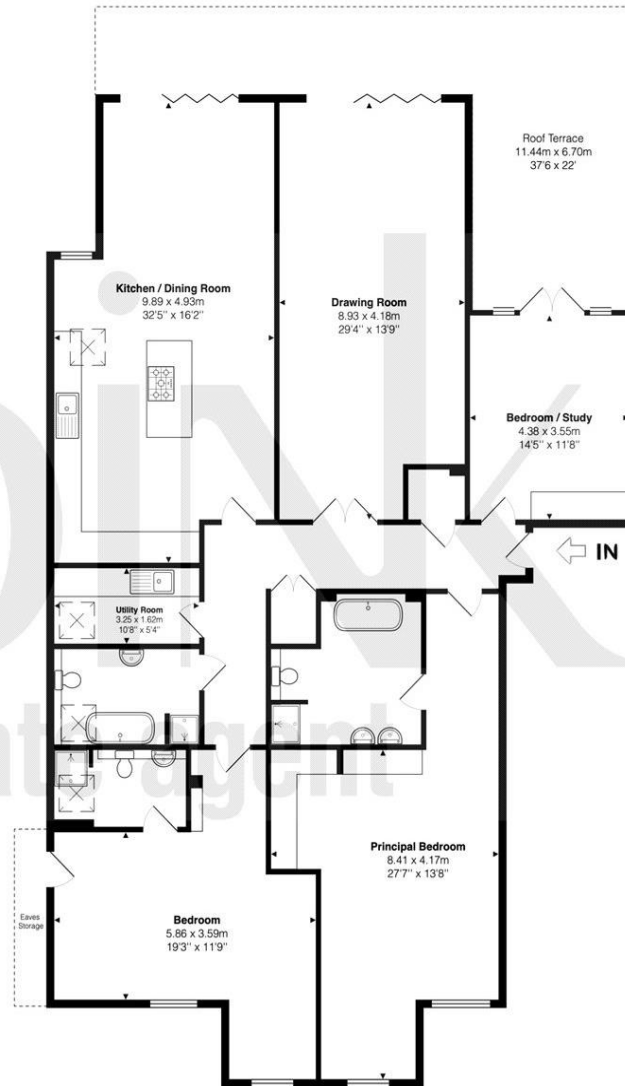
**Leasehold:** 125 years from 2016

**Stunning first floor, three-bedroom apartment, completed to a high standard in a select gated development. This stylish property has an open plan contemporary kitchen, separate utility room, drawing room, three bathrooms and private roof terrace with countryside views. There are immaculate communal areas and gardens and secure underground parking. Offered for sale chain free.**

**Glenock Place, Penn Road, Knotty Green, Beaconsfield,  
Buckinghamshire, HP9 2TS**

**Approx. Gross Internal Area**

**118 Sq M – 2021 Sq Ft**



**For Clarification**

We wish to inform prospective purchasers that we have not prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. 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 and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate, and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by the RICS Code of Measuring Practice and should be used as such by any prospective purchaser or tenant. The services, systems and appliances listed in this specification have not been tested by Binks (Sales & Lettings) Ltd and no guarantee as to their operating ability or their efficiency can be given.



