



# Penington Mews

CHALFONT ST PETER



# Penington Mews

## A welcoming community

Penington Mews is enviably positioned in Chalfont St Peter – one of Buckinghamshire’s most desirable villages, with quick and easy access to London.

Residents will join a thriving community, with lots of activities and events throughout the year. Although Chalfont St Peter is essentially a village there are a wide selection of essential facilities within walking distance of Penington Mews.

Our latest development of just 10 three and four-bedroom homes is set on the edge of Gold Hill East Conservation Area, described as a place of ‘significant historic character’. Each property is set over three floors, with designated parking, private gardens and a premium specification. Some of the homes will also enjoy views directly overlooking Gold Hill Common.

Chalfont, meaning ‘chalk spring’, is a clue to the village’s close proximity to the Chiltern Hills National Landscape. St Peter is taken from the landmark village church – a Grade II listed place of worship designed in an attractive Queen Anne style.

# Chalfont St Peter

## Village status, town vibe

Despite its village charm, Chalfont St Peter enjoys a comprehensive High Street. An M&S Food Hall is surrounded by convenience stores and independent shops, including a bakery, greengrocer, Post Office and pharmacy. The Three Oaks, The Jolly Farmer and The Greyhound are just three of the area's welcoming pubs offering traditional pub fare to fine dining.

The village is also home to thriving independent businesses, such as Calme Health & Beauty, Olivers Opticians, and boutiques Adele Kelly and Pop & Moo. You can also meet friends for brunch at The Kitchen Larder, indulge in something sweet at The Looking Glacé or enjoy craft beers at Vinny & Teds.





## Gerrards Cross... your neighbouring town

Just over a mile from Penington Mews is the popular town of Gerrards Cross, home to an Everyman Cinema, supermarkets including a Waitrose, cafés, restaurants and retail stores that line a vibrant High Street. There's a wide selection of places to drink and dine too, including The Journeyman, Fego, Lomito, Malik's and Jack & Alice.

Gerrards Cross's mainline train station is a commuter hub, with journey times of 19 minutes to London Marylebone, or 40 minutes to Bicester Village.

Keen shoppers can also drive from Penington Mews to Westfield London in around 30 minutes.



# Discover academic excellence

Buckinghamshire has an exceptional reputation for schooling excellence and many of the most desirable facilities are in and around Chalfont St Peter. There is an engaging mix of state, selective and independent schools for all ages, with Penington Mews within the catchment of a number of grammar schools. Many local schools are 'best in class' in terms of Ofsted ratings and exam results.

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## Independent/prep schools

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- Gayhurst
- Maltmans Green
- Thorpe House
- St Mary's
- Chalfont St Peter Montessori

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## Primary schools

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- Chalfont St Peter CofE Academy
- Chalfont St Peter Infant School
- St Joseph's Catholic Primary School
- Robertswood School
- The Gerrards Cross CofE School

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## Secondary schools

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- Dr Challoner's Grammar School for Boys
- Dr Challoner's High School for Girls (grammar)
- Beaconsfield High School for Girls (grammar)
- The Chalfonts Community College



# At your leisure

Those who seek an active lifestyle will discover Chalfont St Peter has its own leisure centre, with gym, swimming pool and fitness studio – a facility that's complemented by a number of sports clubs in the village. Choose from tennis, bowls and golf, as well as various fitness groups that take place on Gold Hill Common.

The great outdoors is easily accessed too, with Chalfont St Peter often referred to as the gateway to the Chiltern Hills National Landscape. The boundary at neighbouring Chalfont St Giles leads to 324 square miles of quintessential English countryside, with dramatic landscapes, nature reserves, and 5,000 footpaths, bridleways and byways to explore. The neatest greens can also be enjoyed by playing the area's golf courses, with The Buckinghamshire Golf Club among the finest.





# Freedom to travel

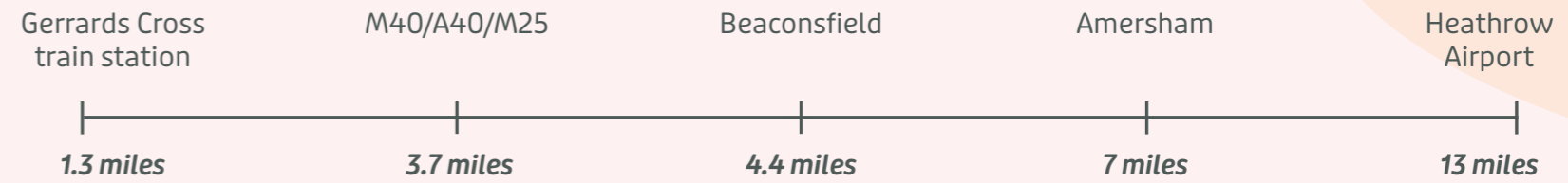
Whether for work or pleasure, travelling from Chalfont St Peter is effortless. There are quick links to the M40/A40 and the M25, a straightforward journey to Heathrow and Gatwick airports, and a super-fast rail service to London from Gerrards Cross train station.



On Foot



By Road



By rail

(from Gerrards Cross)



Travel times are based on minimum journey times available. Sources: Trainline.com and Google maps. Sept 2024.

# Arrangement of the homes

**HOMES 1 - 4**  
3 bedroom homes

**HOME 5**  
3 bedroom home

**HOMES 6, 7, 8, 9 & 10**  
4 bedroom homes



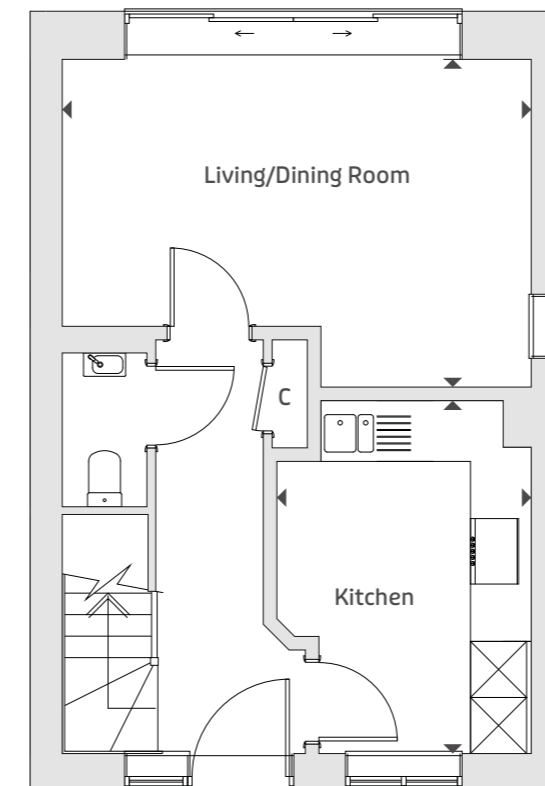
 Parking space     Refuse Collection Point



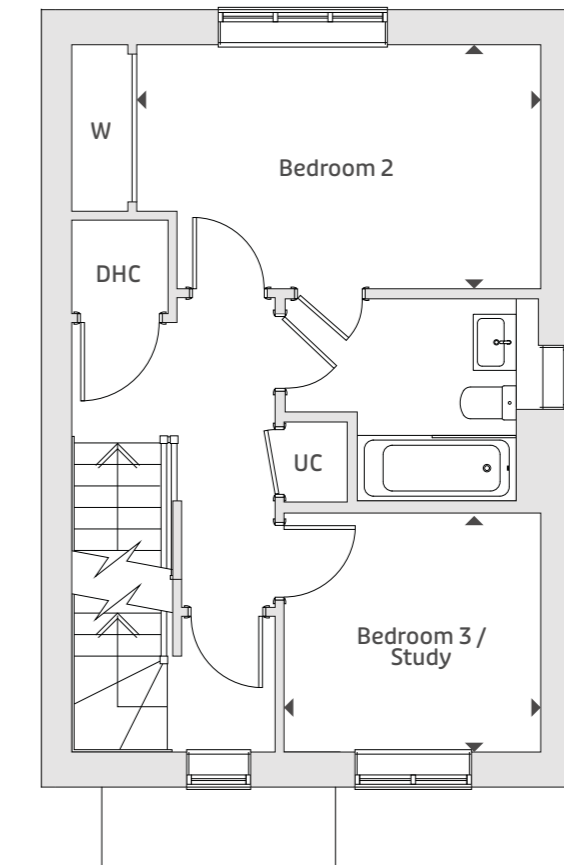
# Homes 1-4



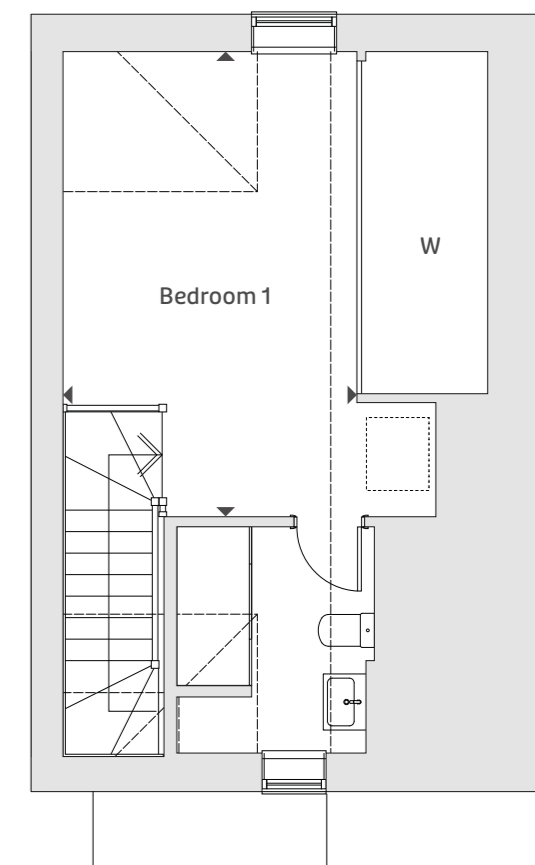
These stunning three-bedroom semi-detached homes offer a living/dining room, benefiting from sliding doors leading out to the garden. The fully fitted kitchen is located to the front of the property. Bedroom two with a Jack & Jill style ensuite & fitted wardrobes, plus bedroom 3/study completes the first floor. Bedroom one expands the second floor, benefiting from a fitted wardrobe and an en suite.



| Ground Floor       |                 |               |
|--------------------|-----------------|---------------|
| Kitchen            | 3775mm x 2721mm | 12'5" x 8'11" |
| Living/Dining Room | 5016mm x 3505mm | 16'6" x 11'6" |



| First Floor     |                 |              |
|-----------------|-----------------|--------------|
| Bedroom 2       | 4321mm x 2610mm | 14'2" x 8'7" |
| Bedroom 3/Study | 2746mm x 2556mm | 9'0" x 8'5"  |



| Second Floor |                 |               |
|--------------|-----------------|---------------|
| Bedroom 1    | 4954mm x 3144mm | 16'3" x 10'4" |

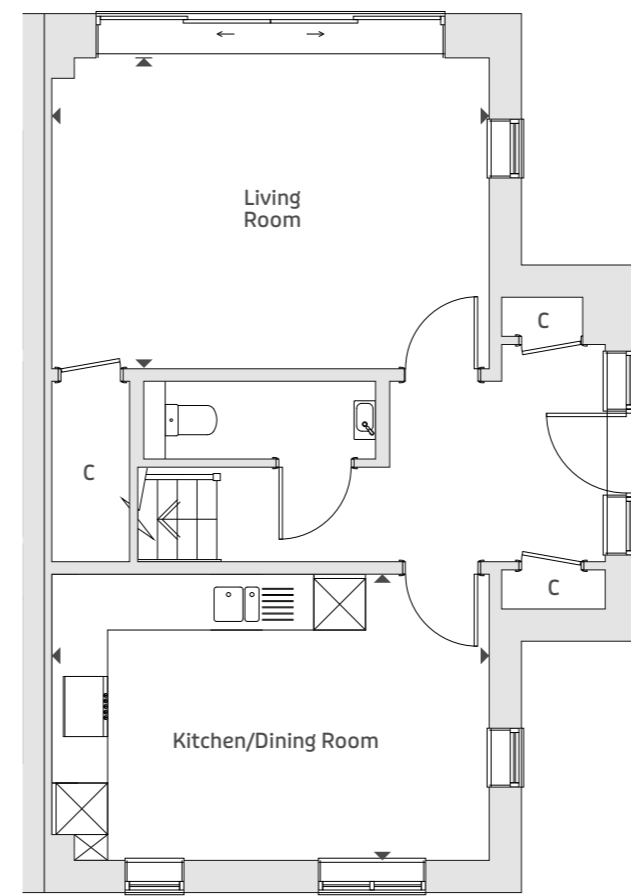
DHC - Daikin Hydrobox & Cylinder  
 UC - Utility Cupboard  
 Homes 1 and 3 shown. Homes 2 and 4 are handed. Dotted line denotes sloping ceiling.  
 \* Homes 1, 3 and 4 only.



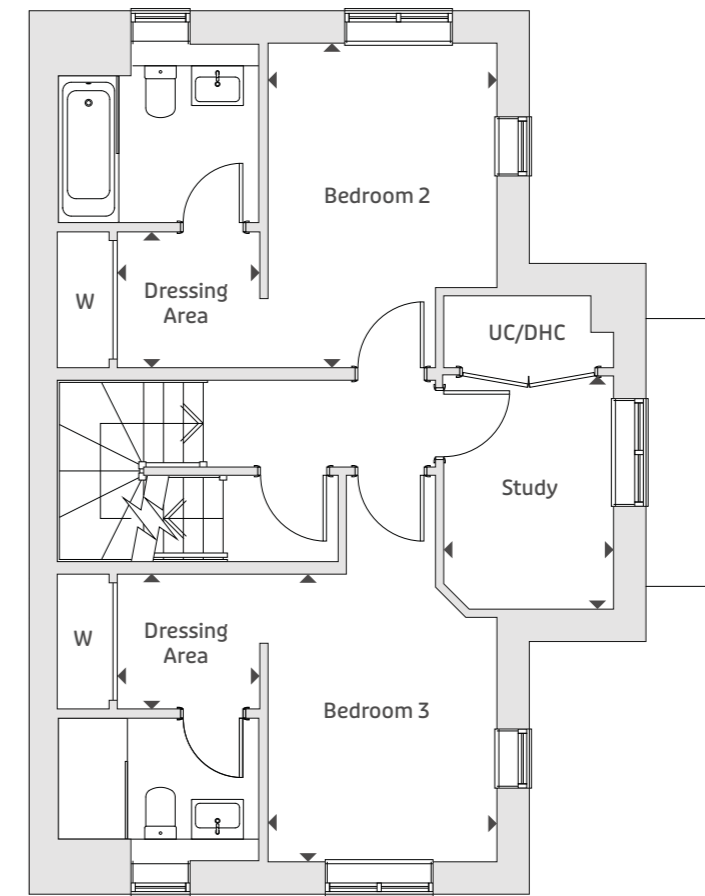
# Home 5



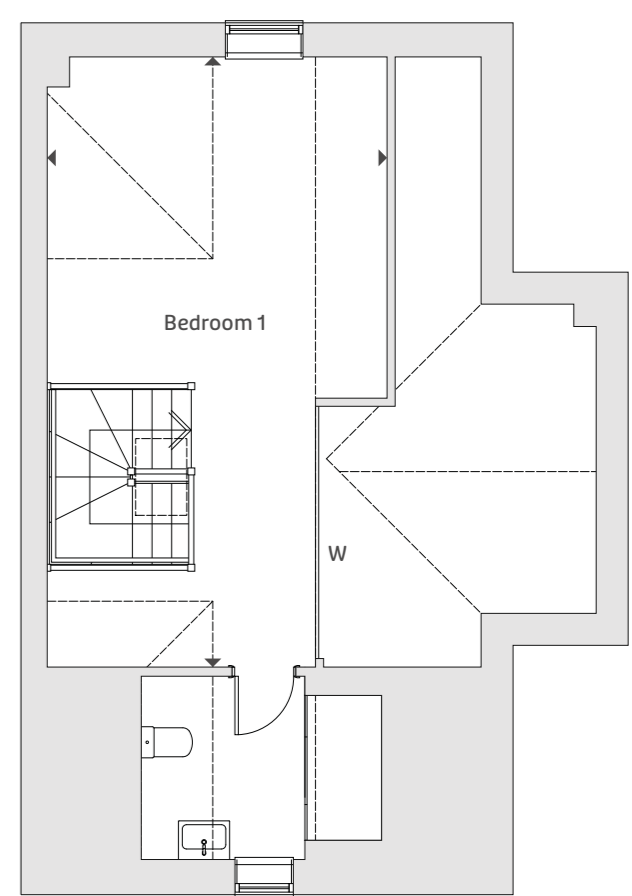
This exceptional three-bedroom end of terrace home is set over three floors. The ground floor provides a spacious kitchen/dining at the front, with a separate living room at the rear. The first floor boasts a study & two double bedrooms both with their own en suites, fitted wardrobes & dressing areas. The second floor offers bedroom one, complete with an en suite and fitted wardrobe.



| Ground Floor        |                 |                |
|---------------------|-----------------|----------------|
| Kitchen/Dining Room | 5090mm x 3330mm | 16'9" x 10'11" |
| Living Room         | 5090mm x 3618mm | 16'9" x 11'11" |



| First Floor             |                 |               |
|-------------------------|-----------------|---------------|
| Bedroom 2               | 3757mm x 2650mm | 12'4" x 8'8"  |
| Bedroom 2 dressing area | 1650mm x 1572mm | 5'5" x 5'2"   |
| Bedroom 3               | 3330mm x 2650mm | 10'11" x 8'8" |
| Bedroom 3 dressing area | 1650mm x 1560mm | 5'5" x 5'1"   |
| Study                   | 2700mm x 1966mm | 8'10" x 6'5"  |



| Second Floor |                 |               |
|--------------|-----------------|---------------|
| Bedroom 1    | 7157mm x 3987mm | 23'6" x 13'1" |

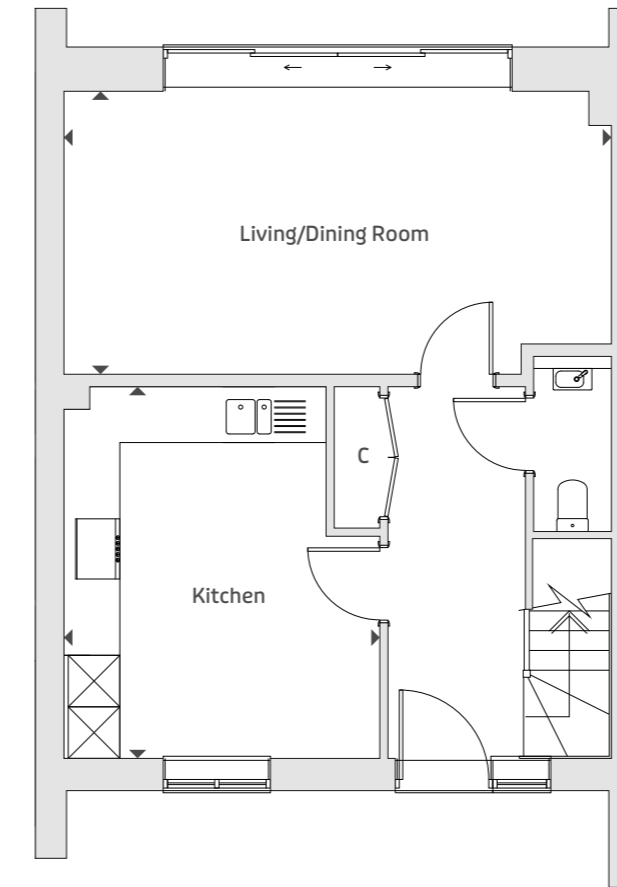
DHC - Daikin Hydrobox & Cylinder  
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Dotted line denotes sloping ceiling.

# Homes 6 & 9

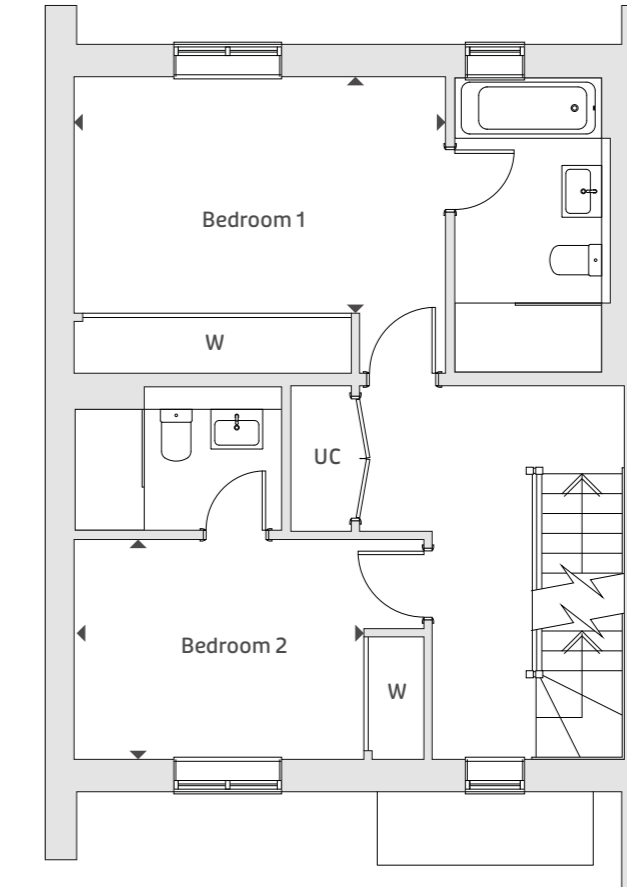


The first floor boasts two well-proportioned bedrooms, with bedroom 1 having a bank of fitted wardrobes and en suite. Bedroom 2 also benefits from an en suite and fitted wardrobes. Bedroom 3 with its Jack & Jill style en suite & bedroom four complete the second floor



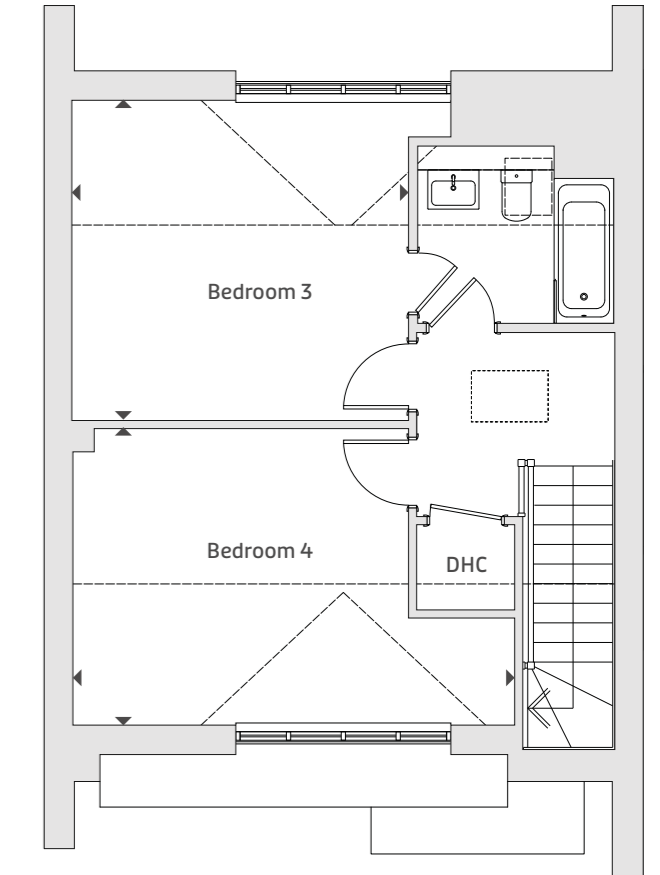
## Ground Floor

|                    |                 |                 |
|--------------------|-----------------|-----------------|
| Kitchen            | 4325mm x 3675mm | 14'2" x 12'1"   |
| Living/Dining Room | 6370mm x 3292mm | 20'11" x 10'10" |



## First Floor

|           |                 |              |
|-----------|-----------------|--------------|
| Bedroom 1 | 4300mm x 2738mm | 14'1" x 9'0" |
| Bedroom 2 | 3355mm x 2545mm | 11'0" x 8'4" |



## Second Floor

|           |                 |               |
|-----------|-----------------|---------------|
| Bedroom 3 | 3950mm x 3756mm | 13'0" x 12'4" |
| Bedroom 4 | 5182mm x 3478mm | 17'0" x 11'5" |

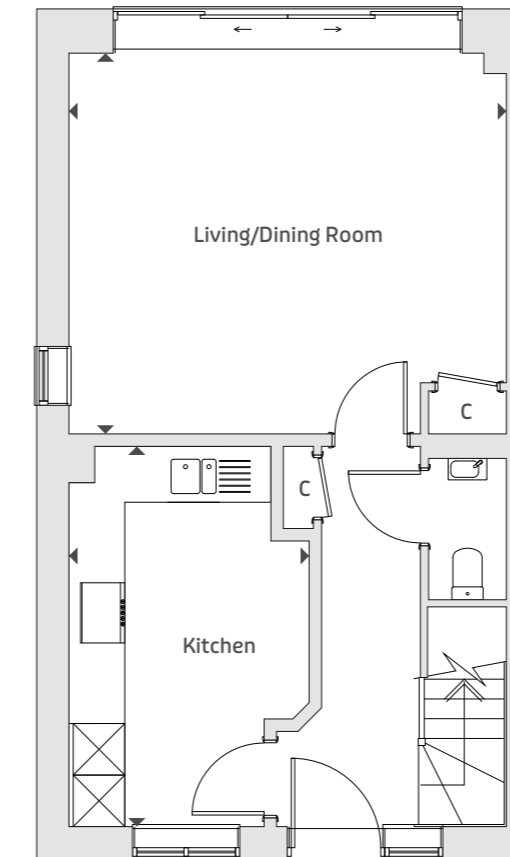
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UC - Utility Cupboard

Home 6 shown. Home 9 is handed. Dotted line denotes sloping ceiling.

# Homes 7 & 8

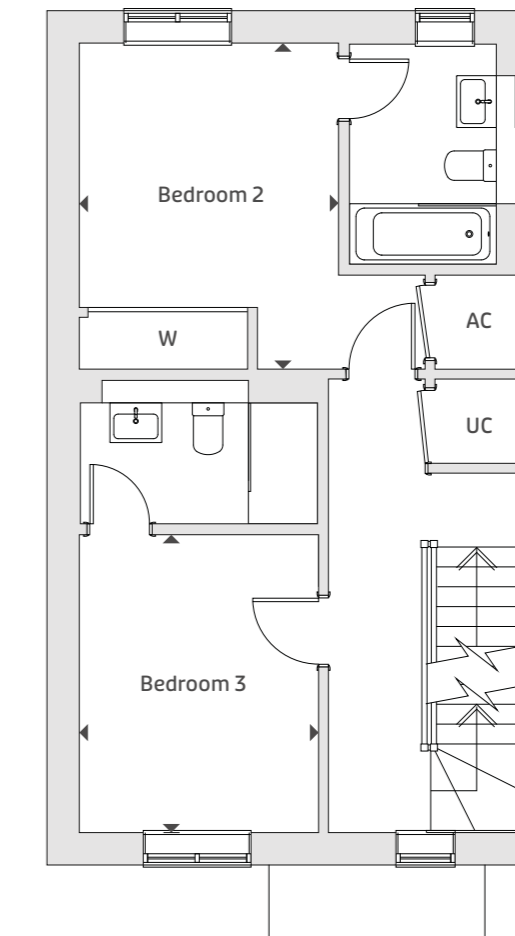


These four-bedroom end of terrace homes offer a fully fitted kitchen and a delightful open-plan living/dining room, benefiting from sliding doors leading out to the garden. The first floor boasts two double bedrooms both with ensuite bathrooms. The second floor includes bedroom one, complete with an en suite and fitted wardrobes, plus bedroom 4 which can also be used as a study.



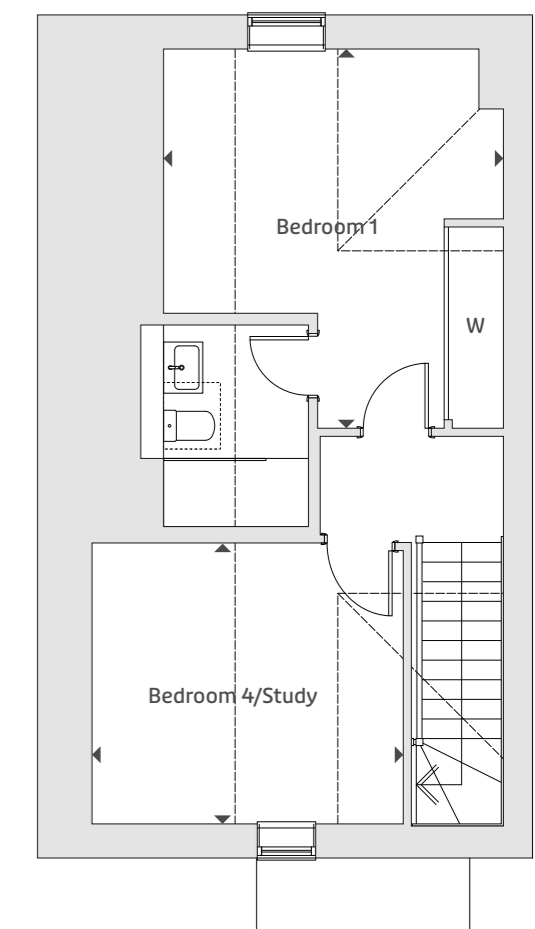
## Ground Floor

|                    |                 |               |
|--------------------|-----------------|---------------|
| Kitchen            | 4425mm x 2795mm | 14'6" x 9'2"  |
| Living/Dining Room | 5090mm x 4430mm | 16'9" x 14'6" |



## First Floor

|           |                 |               |
|-----------|-----------------|---------------|
| Bedroom 2 | 3775mm x 3001mm | 12'5" x 9'10" |
| Bedroom 3 | 3448mm x 2770mm | 11'4" x 9'1"  |



## Second Floor

|                 |                 |               |
|-----------------|-----------------|---------------|
| Bedroom 1       | 3987mm x 3350mm | 13'1" x 11'8" |
| Bedroom 4/Study | 3651mm x 3380mm | 12'0" x 11'1" |

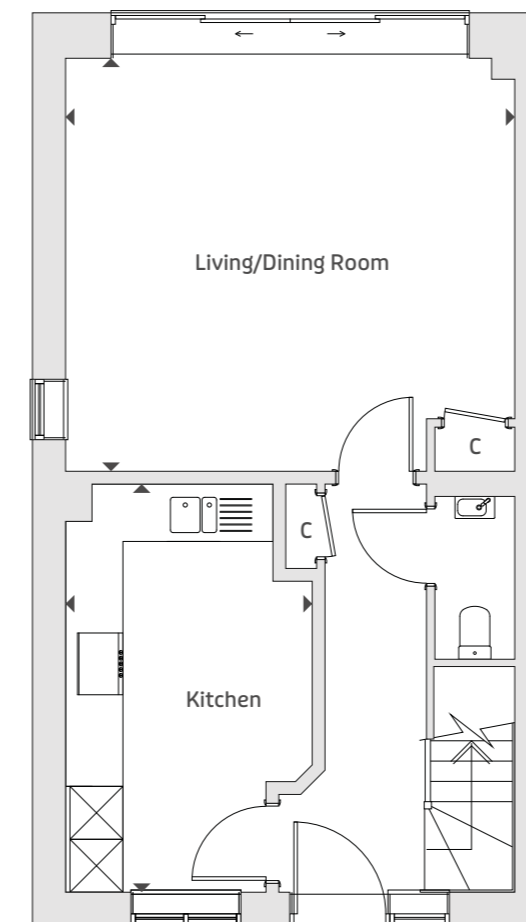
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Home 7 shown. Home 8 is handed. Dotted line denotes sloping ceiling.

# Home 10

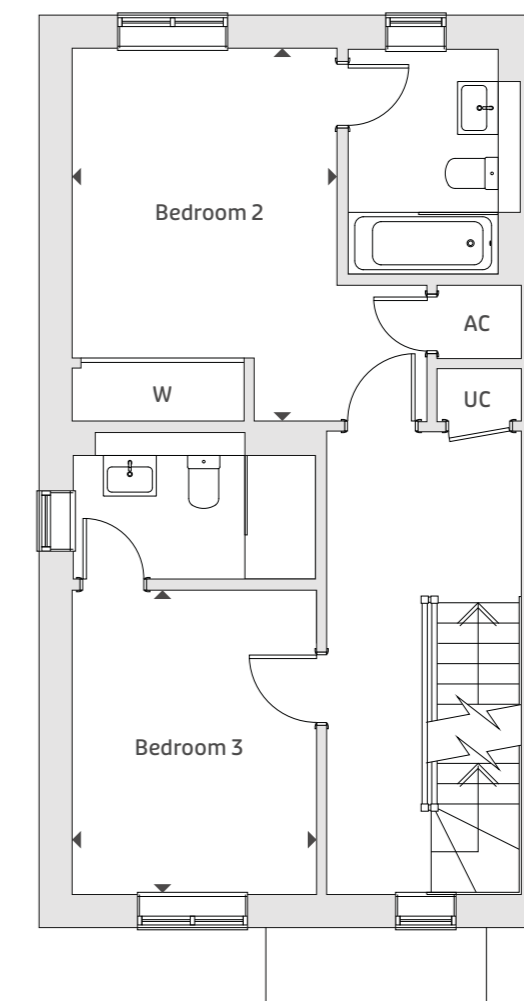


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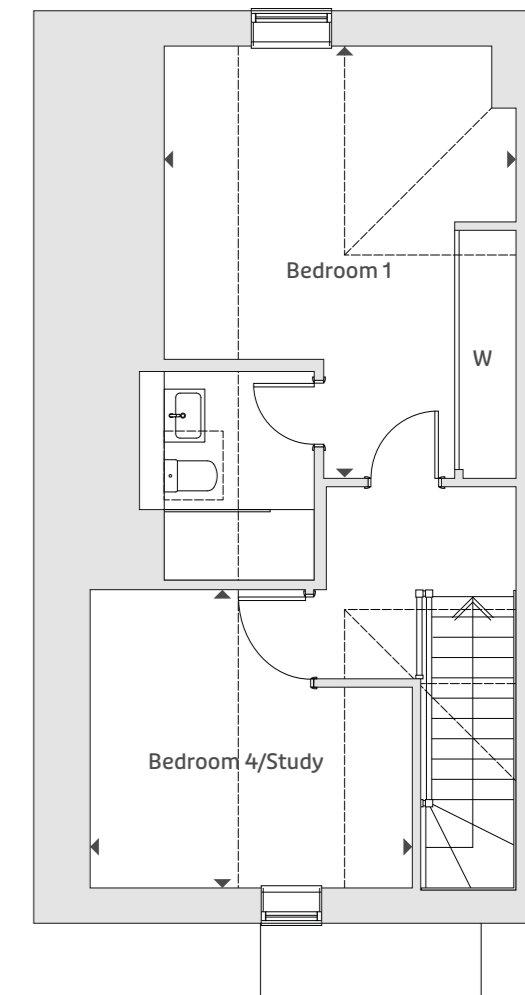
## Ground Floor

|                    |                 |               |
|--------------------|-----------------|---------------|
| Kitchen            | 4625mm x 2795mm | 15'2" x 9'2"  |
| Living/Dining Room | 5090mm x 4680mm | 16'9" x 15'4" |



## First Floor

|           |                 |                |
|-----------|-----------------|----------------|
| Bedroom 2 | 4225mm x 3001mm | 13'10" x 9'10" |
| Bedroom 3 | 3449mm x 2770mm | 11'4" x 9'1"   |



## Second Floor

|                 |                 |               |
|-----------------|-----------------|---------------|
| Bedroom 1       | 4898mm x 3987mm | 16'1" x 13'1" |
| Bedroom 4/Study | 3651mm x 2275mm | 12'0" x 7'6"  |

DHC - Daikin Hydrobox & Cylinder  
UC - Utility Cupboard

Dotted line denotes sloping ceiling.



# Specification

**In the pursuit of excellence, specification becomes a priority, not an afterthought.**

Oakford Homes' unwavering eye for detail means that there is no requirement for options and extras. Only premium materials, fittings and appliances are selected to ensure the perfect balance of comfort and sophistication. To Oakford Homes, standard means standard-setting - the embodiment of a unique approach to creating homes.



## KITCHEN

- A stylish kitchen with a bespoke range of floor and wall cupboards, incorporating soft-close doors and drawers, together with feature lighting
- Composite stone worktops with matching upstand
- Fitted appliances to homes include a Smeg® built-in multifunction pyrolytic single oven, a combination microwave oven, black glass induction hob with an extractor hood
- Integrated appliances include Smeg® fridge/freezer and dishwasher
- Stainless-steel undermounted sink by Franke® and a Quooker® Pro 3 Fusion hot water tap
- Polished chrome switches and sockets provided throughout the kitchen area

 smeg

 hansgrohe

 Quooker®

 Roca

 minoli

 DAIKIN




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#### BATHROOM, EN SUITE & CLOAKROOM

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- Contemporary Roca® sanitaryware in white, with stylish chrome fittings by Hansgrohe®
- All bathrooms and ensuites feature a Hansgrohe® thermostatic Raindance shower with a Roman® clear glass screen either within a separate shower enclosure or over a bath
- Chrome-finish shaver socket fitted to the bathroom
- Heated towel rail with chrome finish to the bathroom and en-suite(s)
- Bathroom and en suite(s) are fully tiled with porcelain tiles by Minoli®
- Feature half-height mirror provided to the cloakroom and the bathroom. A recessed mirrored cabinet with integrated shaver socket and light is provided to the en suite(s)
- A feature wall in half-height tiling by Minoli® is provided to the cloakroom

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#### UTILITY CUPBOARD

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- Free-standing washing machine and separate tumble dryer by Smeg®

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#### HOME ENTERTAINMENT

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- TV point in living room is wired for Sky Q® capability†. A second mid-height TV point with HDMI connection capability is also provided
- Mid-height power points are provided in kitchen/dining/family room and all bedrooms
- Network CAT 6 wiring to living room and study/bedroom 3
- A dedicated space for a wireless router with a power point and CAT 6 connection is provided in the understairs cupboard
- BT® fibre-optic is available†. BT® point provided in living room

†subject to purchaser subscription.

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#### ELECTRICAL INSTALLATION

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- Combination of downlighters and pendant light fittings throughout
- PIR feature 'night light' with low-level LED fitted in the bathroom and en suite(s)
- Mains-operated smoke detector with battery backup
- Dedicated external electric car-charging point
- A spur is included for a future wireless alarm system
- Sockets with USB charging points to kitchen, study and bedrooms
- Chrome sockets to hall and kitchen

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#### ENERGY EFFICIENCY, HEATING & INSULATION

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- Daikin Air Source heat pump which operates heating and hot water
- Underfloor heating provided throughout the ground floor
- UPVC double-glazed windows provided throughout
- UPVC double-glazed patio doors to the garden
- Insulation installed to Premier Guarantee standards
- Energy performance certificates provided for each home, on completion, with predicted energy assessments available on request

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#### DECORATION & INTERNAL FINISH

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- Matt-painted finish, in either soft grey or white, to all walls and ceilings
- Contemporary architraves and skirting boards provided, with white satinwood painted finish Internal Palermo doors featuring contemporary chrome furniture, with glazed doors from hallway to living room and kitchen
- Combination of porcelain floor tiles and carpets provided throughout
- Wardrobes with sliding mirrored doors are provided to bedrooms 1 & 2

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#### EXTERNAL FINISHES

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- External tap provided to each home
- Rear gardens include turf and a paved patio area
- Brushed stainless-steel contemporary PIR lighting provided at the front and rear of each home



- 1 Gold Hill Common

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- 2 The Market Place

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- 3 High Street

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- 4 Chalfont St Peter Cricket Club

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- 5 Chalfont St Peter Tennis Club

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- 6 Chalfont St Peter Leisure Centre

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- 7 Gerrards Cross train station

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- 8 Gerrards Cross Golf Club

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- 9 M40/A40/M25

Please note, the information included within this brochure was correct at the time of going to press and certain details may have been changed since printing. Floor plans, kitchen layouts and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Maximum dimensions are usually stated and there may be projections into these. Photography included depicts previous Oakford Homes developments and local area. Computer generated images are not to scale and landscaping is indicative. Finishes and materials may vary from those shown. This brochure does not constitute any part of a contract, nor does it constitute an offer. Oakford Homes reserves the right to make alterations to the specification of the homes at any time during the course of the construction without prior notice.

## A UNIQUE APPROACH

### The Oakford Homes approach to home building

Award-winning Oakford Homes works closely with highly regarded architects and interior designers to create homes that not only look fantastic but have been designed to be functional and meet the demands of today's modern lifestyles.

We strive for our homes to be distinct and bespoke. We are passionate and bring an uncompromising devotion to detail that sets us apart from other housebuilders.

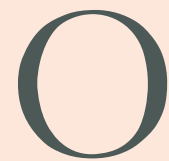
For this reason our homes will always remain exclusive and unique.

Oakford Homes is a member of the UK Green Building Council and is working hard to make sustainable living one of the most important factors when building new homes, so not only do you get a stunning home in a sought-after location, but it will also be designed to be environmentally positive.

We are committed to delivering the highest levels of customer experience so that every one of our purchasers will be delighted with their new Oakford home from the day they move in, and will be able to recommend us with confidence.







OAKFORD  
HOMES

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