



PENNWOOD GRANGE

HAZLEMERE

Pennwood Grange is a collection of 1 & 2 bedroom
maisonettes and 3 & 4 bedroom houses
in Hazlemere, Buckinghamshire.





The perfect blend of town and country

Discover the best of Buckinghamshire on your doorstep

Pennwood Grange is ideally located within easy reach of all the essentials. Park Parade Centre is a 15-minute walk away and offers a selection of local shops and services, including a post office, convenience store, café and local butcher.

For a broader range, High Wycombe town centre is under a 10-minute drive away and plays home to high-street favourites, independent stores and a variety of cafés and restaurants. Alternatively, the market towns of Beaconsfield and Maidenhead are a 17 minute or 25 minute drive respectively, where there is even more choice of shops and eateries.

Serious foodies will be in their element at Pennwood Grange, with no fewer than eight Michelin-starred restaurants in the surrounding area. The closest is Artichoke in nearby Amersham, which is just 10 minutes away by road.

When it comes to leisure and entertainment, there is plenty to keep you busy in Hazlemere, High Wycombe and the surrounding area. The Wycombe Swan Theatre hosts stage shows, comedy and music, while The Venue puts on live gigs and club nights - perfect for evenings out. For family fun, the National Trust's Hughenden Manor and Gardens and Bekonscot Model Village and Railway are both located a short drive out of town.

A little closer to home, The Hazlemere Community Centre and Recreation Ground sits within walking distance and offers tennis, bowls, football facilities and a playground. Nearby Holmer Green adds cricket and tennis to the mix, while neighbouring Hazlemere Golf Club couldn't be more convenient for those who enjoy a round. Alternatively, head into town for year-round outdoor swimming, a gym and group fitness studios at the Wycombe Rye Lido.

Finally, if the great outdoors is your thing, you will be instantly seduced by the countless footpaths that criss-cross the spectacular surrounding Chiltern Hills, many of which are accessible on foot, directly from your front door.

Education options in Hazlemere are excellent, with Holmer Green First, Junior and Senior Schools together providing quality education for children from the age of five right through to 18, and the Royal Grammar School in High Wycombe is a top boys school close by.

Transport connections are excellent. The A404, A413, M40 and M25 provide convenient road access. Amersham mainline and underground train stations are both approximately 10 minutes drive from home with direct routes to London Marylebone in 38 minutes. For international travel, Heathrow Airport is less than an hour away and operates flights to hundreds of destinations worldwide.

Welcome home

Modern living in the heart of the Chilterns

Pennwood Grange, located in the desirable village of Hazlemere, is a stunning collection of maisonettes, apartments and houses designed for modern life.

Situated less than a mile from the village centre and just a 10 minute drive from both Amersham and High Wycombe, this development combines the tranquillity of village life with easy access to urban amenities.

The energy-efficient homes range from one to four bedrooms in size and most feature garages or off-street parking. With excellent transport connections, Pennwood Grange is perfectly suited to families, professionals and first-time buyers seeking a high quality of life in the heart of Buckinghamshire.





PENNWOOD GRANGE

Development plan

1 & 2 Bedroom Apartments

Arrowsmith Court
Plots 224-241

1 Bedroom Homes

The Aston (Ground Floor)
Plot 30

2 Bedroom Homes

The Latimer (First Floor)
Plot 31

The Coiner
Plots 191 & 223

3 Bedroom Homes

The Harper
Plots 1, 4, 6, 7, 9, 10, 13, 18, 19, 29, 32, 33, 182 & 215

The Warrener
Plots 183, 184, 185 & 186

The Blemmere
Plots 2, 3, 5, 181 & 214

The Risborough
Plots 25 & 26

The Taplow
Plots 34, 35, 36 & 37

The Turville
Plots 15 & 27

The Frammer
Plots 14, 17, 22, 28, 190, 192, 199 & 222

The Hillard
Plots 8, 23 & 24

4 Bedroom Homes

The Amersham
Plot 21

The Chesham
Plots 195, 196, 197, 198, 202, 203, 204 & 205

The Denham
Plots 193, 194, 200 & 201

The Marlow
Plot 20

The Stonechurch
Plot 16

5 Bedroom Homes

The Beaconsfield
Plots 187, 188, 189, 216, 217, 218, 219, 220 & 221

2-3 Bedroom Homes

Affordable Homes



Future Phase
Summer 2027

Existing residential

Key to plan

- v Visitor parking
- rcp Refuse collection point
- MUGA Multi-use games area
- s/s Sub station
- Retaining Structure
- Post and Rail Fence

- Sales Office
- Show Homes



The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor.



The Aston

One bedroom ground floor maisonette



Ground Floor

Kitchen/Living/Dining	5.06m x 5.13m (max)	16'7" x 16'10" (max)
Bedroom	3.11m x 4.08m	10'2" x 13'5"
Bathroom	1.98m x 2.15m	6'6" x 7'1"

The Aston

ONE BEDROOM HOME



WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Latimer

TWO BEDROOM HOME



First Floor

Kitchen/Living/Dining	5.37m x 3.46m (max)	17'7" x 11'4" (max)
Bedroom 1	3.49m x 3.49m	11'5" x 11'5"
Bedroom 1 En Suite	1.44m x 2.15m	4'9" x 7'1"
Bedroom 2	2.77m x 4.08m (max)	9'1" x 13'5" (max)
Bathroom	1.96m x 2.15m	6'5" X 7'1"

WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Coiner

TWO BEDROOM HOME



First Floor

Bedroom 1	4.08m (max)	3.11m (max)	13'5" x 10'2" (max) (max)
Bedroom 1 En Suite	2.00m	1.41m	6'7" x 4'8"
Bedroom 2	4.08m	2.85m	13'5" x 9'4"
Bathroom	2.00m	2.16m	6'7" x 7'1"



Ground Floor

Kitchen	2.65m (max)	3.35m (max)	8'8" x 11'0" (max) (max)
Living/Dining Room	4.08m (max)	5.12m (max)	13'5" x 16'10" (max) (max)
Cloakroom	1.99m	1.09m	6'6" x 3'7"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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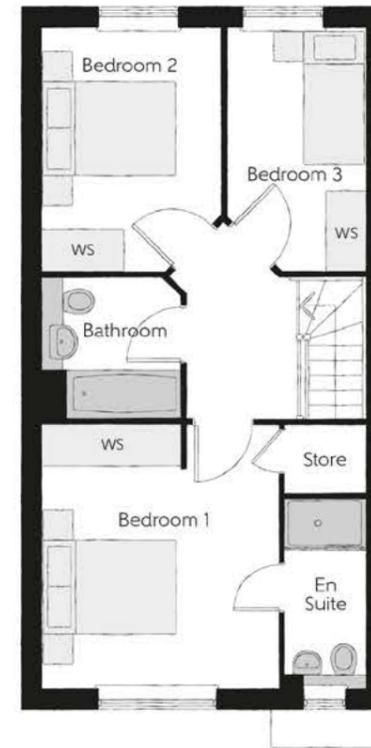
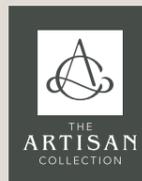


The Harper

Three bedroom home

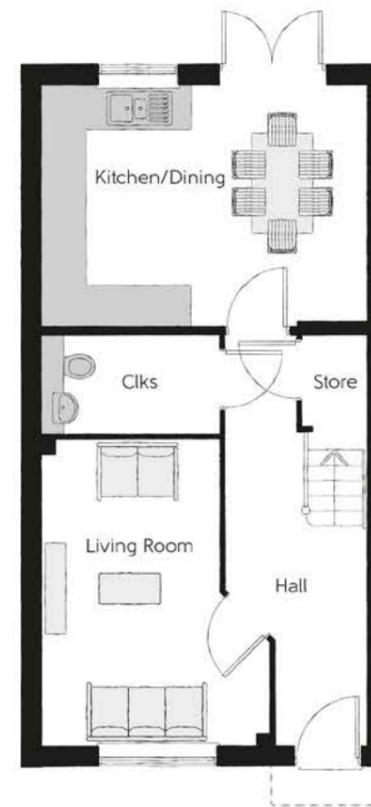
The Harper

THREE BEDROOM HOME



First Floor

Bedroom 1	3.51m x 3.94m	11'6" x 12'11"
Bedroom 1 En suite	1.21m x 2.83m	4'0" x 9'3"
Bedroom 2	2.66m x 3.64m	8'9" x 11'11"
Bedroom 3	2.06m x 3.62m	6'9" x 11'11"
Bathroom	1.79m x 2.11m	5'10" x 6'11"



Ground Floor

Kitchen/Dining	4.81m x 3.58m	15'9" x 11'9"
Living Room	3.38m x 4.56m (max)	11'1" x 15'0" (max)
Cloakroom	2.63m x 1.48m	8'8" x 4'10"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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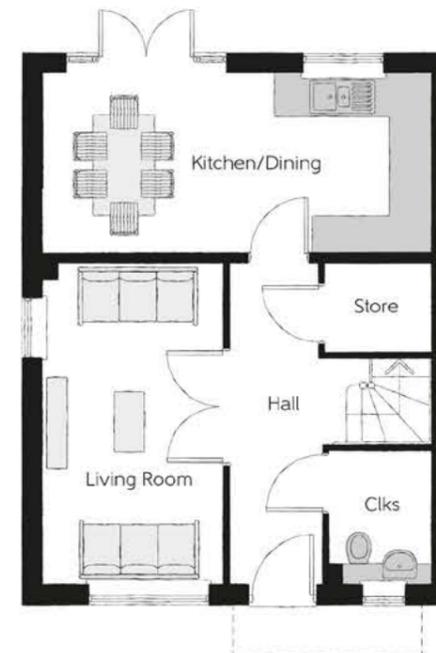
The Warrener

THREE BEDROOM HOME



First Floor

Bedroom 1	3.42m x 3.88m	11'3" x 12'9"
Bedroom 1 En Suite	2.23m x 1.45m	7'4" x 4'9"
Bedroom 2	3.43m x 3.45m	11'3" x 11'4"
Bedroom 3	2.26m x 2.75m	7'5" x 9'0"
Bathroom	2.26m x 1.99m	7'5" x 6'6"



Ground Floor

Kitchen/Dining	5.77m x 2.70m	18'11" x 8'10"
Living Room	2.67m x 4.75m	8'9" x 15'7"
Cloakroom	1.52m x 1.99m	5'0" x 6'6"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Blemmere

THREE BEDROOM HOME



First Floor

Bedroom 1	3.13m x 3.51m	10'3" x 11'6"
Bedroom En Suite 1	2.84m x 1.21m	9'4" x 4'0"
Bedroom 2	4.62m x 2.56m	15'2" x 8'2"
Bedroom 3	3.51m x 2.16m	11'6" x 7'1"
Bathroom	2.23m x 1.99m	7'4" x 6'6"



Ground Floor

Kitchen/Dining	3.52m x 4.81m	11'7" x 15'9"
Living Room	3.18m x 4.81m	10'5" x 15'9"
Cloakroom	1.46m x 2.04m	4'9" x 6'8"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Risborough

Three bedroom home

The Risborough

THREE BEDROOM HOME



First Floor

Bedroom 1	2.80m x 4.10m	9'2" x 13'5"
Bedroom 1 En Suite	2.80m x 1.44m	9'2" x 4'9"
Bedroom 2	4.00m x 3.52m	13'1" x 11'7"
Bedroom 3	2.91m x 2.96m	9'7" x 9'9"
Bathroom	2.16m x 1.91m	7'1" x 6'3"



Ground Floor

Kitchen	2.47m x 3.19m	8'1" x 10'6"
Living/Dining	6.11m x 4.30m	20'1" x 14'1"
Cloakroom	1.44m x 1.80m	4'9" x 5'11"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) ---- - Reduced Head Height RW - Roof Window

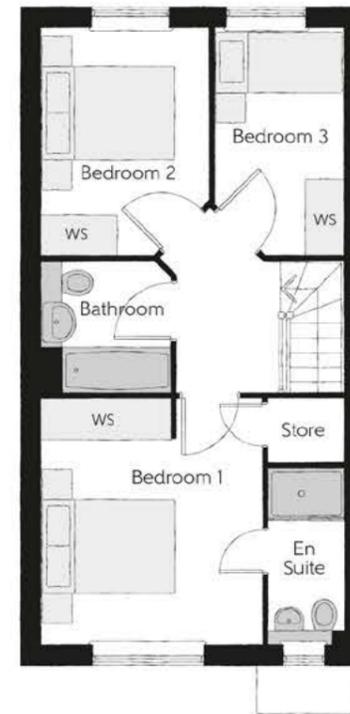
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The Taplow

THREE BEDROOM HOME



First Floor

Bedroom 1	3.51m x 3.94m	11'6" x 12'11"
Bedroom 1 En Suite	1.21m x 2.83m	4'0" x 9'3"
Bedroom 2	2.66m x 3.62m	8'9" x 11'11"
Bedroom 3	2.06m x 2.81m	6'9" x 9'3"
Bathroom	1.79m x 2.10m	5'10" x 6'11"



Ground Floor

Kitchen/Breakfast	3.38m x 4.56m (max)	11'1" x 15'0" (max)
Living/Dining Room	4.81m x 3.58m	15'9" x 11'9"
Cloakroom	2.63m x 1.48m	8'8" x 4'10"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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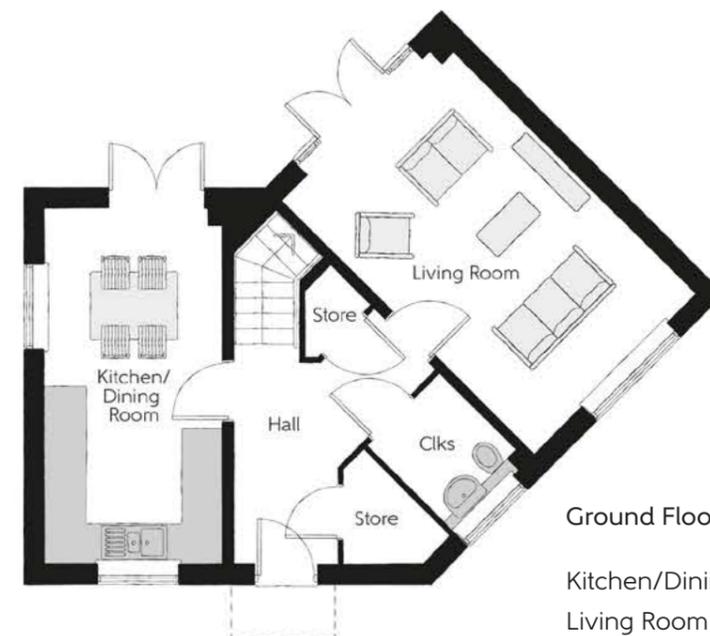
The Turville

THREE BEDROOM HOME



First Floor

Bedroom 1	2.77m x 3.66m	9'1" x 12'0"
Bedroom 1 En suite	2.67m x 1.46m	8'9" x 4'9"
Bedroom 2	2.30m x 3.15m	7'7" x 10'4"
Bedroom 3	3.20m x 3.15m	10'6" x 10'4"
Bathroom	2.19m x 1.94m	7'2" x 6'4"



Ground Floor

Kitchen/Dining	2.61m x 5.21m	8'7" x 17'1"
Living Room	3.34m x 5.11m	10'11" x 16'9"
Cloakroom	1.50m x 1.83m	4'11" x 6'10"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Framers

THREE BEDROOM HOME



The Framers

Three bedroom home

First Floor

Bedroom 1	4.18m x 3.75m <small>(max)</small>	13'9" x 12'4" <small>(max)</small>
Bedroom En Suite	1.61m x 2.13m	5'3" x 7'0"
Bedroom 2	3.07m x 3.17m	10'1" x 10'5"
Bedroom 3	3.13m x 2.83m	10'3" x 9'3"
Bathroom	1.99m x 2.17m	6'6" x 7'1"

No window to plots 14 & 28

No window to plots 14 & 28



Ground Floor

Kitchen/Dining	3.05m x 7.11m <small>(max)</small>	10'0" x 23'4" <small>(max)</small>
Living Room	3.07m x 5.10m	10'1" x 16'9"
Utility	1.48m x 1.37m	4'10" x 4'6"
Cloakroom	1.50m x 1.50m	4'11" x 4'11"

No window to plots 14 & 28



Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Hillard

THREE BEDROOM HOME



First Floor

Bedroom 1	3.32m x 3.05m	10'11" x 10'0"
Bedroom 1 En Suite	2.03m x 1.41m	6'8" x 4'8"
Bedroom 2	3.54m x 3.18m	11'7" x 10'5"
Bedroom 3	2.16m x 3.88m	7'1" x 12'9"
Bathroom	2.18m x 1.99m	7'2" x 6'6"



Ground Floor

Kitchen/Breakfast	2.36m x 5.32m	7'9" x 17'5"
Living/Dining Room	5.44m x 3.47m	17'10" x 11'5"
Cloakroom	1.47m x 1.96m	4'10" x 6'5"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Amersham

FOUR BEDROOM HOME



First Floor

Bedroom 1	3.17m x 4.26m	10'5" x 14'0"
Dressing	1.53m x 2.01m	5'0" x 6'7"
Bedroom 1 En suite	1.54m x 2.01m	5'1" x 6'7"
Bedroom 2	2.86m x 3.85m	9'5" x 12'8"
Bedroom 3	3.53m x 2.48m	11'7" x 8'2"
Bedroom 4	3.18m x 2.23m	10'5" x 7'4"
Bathroom	2.01m x 2.15m	6'7" x 7'1"



Ground Floor

Kitchen/Dining	6.45m x 3.51m (max)	21'2" x 11'6" (max)
Living Room	3.41m x 5.47m	11'2" x 17'11"
Utility	1.81m x 1.67m	5'11" x 5'6"
Cloakroom	1.46m x 2.24m	4'9" x 7'4"

Clks - Cloakroom W - Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included)

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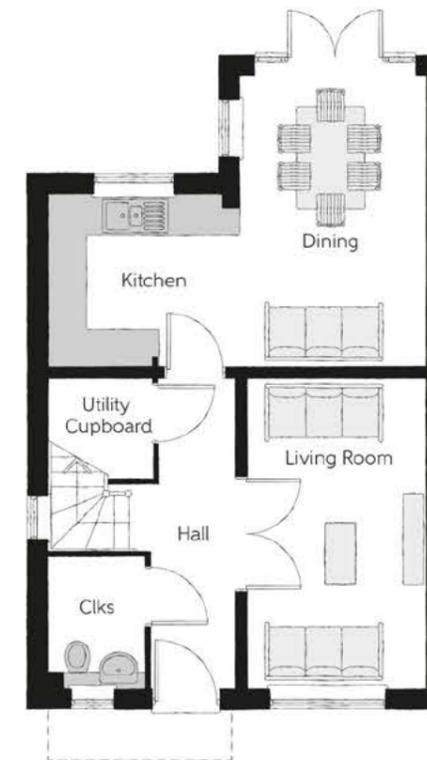
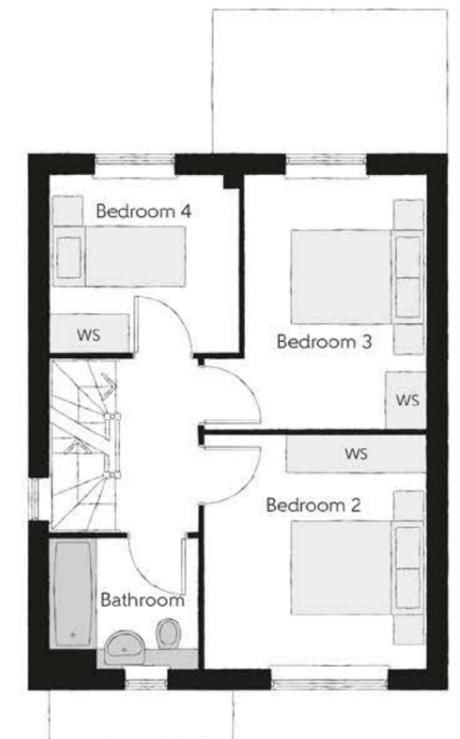


Second Floor

Bedroom 1	3.41m x 4.34m	11'2" x 14'3"
Bedroom 1 En suite	2.19m x 1.52m	7'2" x 5'0"

First Floor

Bedroom 2	3.42m x 3.01m	11'3" x 9'11"
Bedroom 3	2.80m x 3.90m	9'2" x 12'10"
Bedroom 4	2.91m x 2.73m	9'7" x 8'11"
Bathroom	2.29m x 2.10m	7'6" x 6'11"



Ground Floor

Kitchen	2.92m x 2.65m	9'7" x 8'8"
Dining	4.47m x 2.75m	14'8" x 9'0"
Living Room	2.75m x 4.77m	9'0" x 15'8"
Cloakroom	1.48m x 2.10m	4'10" x 6'11"

The Chesham

FOUR BEDROOM HOME



Clks - Cloakroom W - Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included) ---- - Reduced Head Height

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The Denham

FOUR BEDROOM HOME



First Floor

Bedroom 1	4.10m x 3.38m	13'5" x 11'1"
Bedroom 1 En Suite	2.25m x 1.65m	7'5" x 5'5"
Bedroom 2	3.71m x 3.09m	12'2" x 10'2"
Bedroom 3	2.72m x 3.38m	8'11" x 11'1"
Bedroom 4	3.18m x 2.89m	10'5" x 9'6"
Bathroom	2.20m x 1.99m	7'3" x 6'6"



Ground Floor

Kitchen/Dining	6.11m x 3.33m	20'1" x 10'11"
Living Room	3.02m x 6.56m	9'11" x 21'6"
Study	3.18m x 2.02m	10'5" x 6'8"
Cloakroom	1.90m x 1.49m	6'3" x 4'11"

Clks - Cloakroom W - Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Marlow

FOUR BEDROOM HOME



First Floor

Bedroom 1	2.95m x 3.61m	9'8" x 11'10"
Bedroom 1 En Suite	1.46m x 2.29m	4'9" x 7'6"
Bedroom 2	2.57m x 3.40m	8'5" x 11'2"
Bedroom 3	2.66m x 2.89m	8'9" x 9'6"
Bedroom 4	2.65m x 2.84m	8'9" x 9'4"
Bathroom	2.17m x 1.98m	7'1" x 6'6"



Ground Floor

Kitchen	3.65m x 2.98m	12'0" x 9'9"
Dining	4.40m x 2.74m	14'5" x 9'0"
Living Room	3.25m x 6.50m (max)	10'8" x 21'4" (max)
Utility	2.19m x 1.88m	7'2" x 6'2"
Cloakroom	1.80m x 1.46m	5'11" x 4'9"

Clks - Cloakroom W - Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.



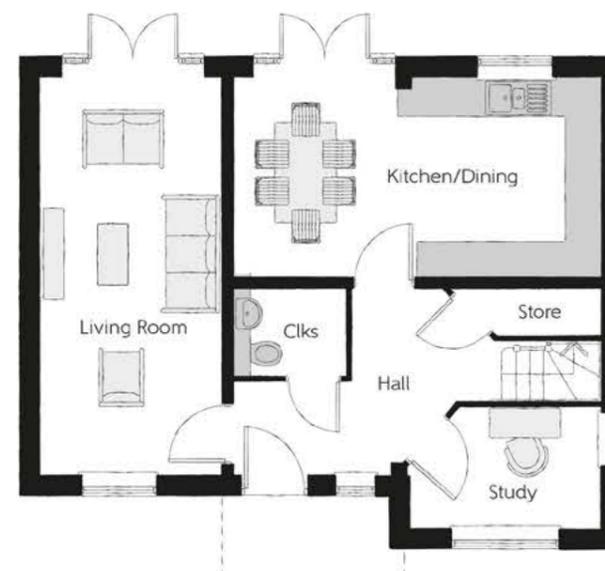
The Stonechurch

FOUR BEDROOM HOME



First Floor

Bedroom 1	4.12m x 3.38m	13'6" x 11'1"
Bedroom 1 En suite	2.26m x 1.41m	7'5" x 4'8"
Bedroom 2	3.71m x 3.09m	12'2" x 10'2"
Bedroom 3	2.73m x 3.38m	8'11" x 11'1"
Bedroom 4	3.18m x 2.02m (min)	10'5" x 6'8" (min)
Bathroom	2.20m x 1.99m	7'3" x 6'6"



Ground Floor

Kitchen/Dining	6.10m x 3.33m	20'0" x 10'11"
Living Room	3.02m x 6.56m	9'11" x 21'6"
Study	3.18m x 2.02m (max)	10'5" x 6'8" (max)
Cloakroom	1.90m x 1.49m	6'3" x 4'11"

Clks - Cloakroom W - Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included)

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Second Floor

Bedroom 2	3.02m x 4.06m	9'11" x 13'4"
Bedroom 2 En Suite	1.43m x 2.10m	4'8" x 6'11"
Bedroom 3	3.01m x 4.06m	9'11" x 13'4"
Bedroom 3 En Suite	1.32m x 2.10m	4'4" x 6'11"

First Floor

Bedroom 1	3.02m x 4.25m	9'11" x 13'11"
Bedroom 1 Dressing	3.02m x 1.80m	9'11" x 5'11"
Bedroom 1 En Suite	3.02m x 1.46m	9'11" x 4'9"
Bedroom 4	3.01m x 4.34m	9'11" x 14'3"
Bedroom 5/Study	3.01m x 3.24m	9'11" x 10'8"
Bathroom	2.14m x 2.00m	7'0" x 6'7"



Ground Floor

Kitchen/Dining	5.59m x 5.13m	18'4" x 16'10"
Family	2.68m x 3.45m	8'10" x 11'4"
Living Room	3.03m x 3.07m	9'11" x 10'11"
Utility	1.68m x 2.35m	5'6" x 7'9"
Cloakroom	2.37m x 1.71m	7'9" x 5'7"

The Beaconsfield

FIVE BEDROOM HOME



Clks - Cloakroom W - Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included) ---- - Reduced Head Height

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Specification

Kitchen

- Kitchen units with soft close doors and drawers
- 22mm laminate worktop to 2 and 3 bedroom homes
20mm porcelain worktop to 4 and 5 bedroom homes
- Stainless steel 1.5 bowl sink with chrome mixer tap
- Single oven to 2 and 3 bedroom homes, with a 4 burner gas hob, 5 burner gas hob to 4 and 5 bedroom homes
- Integrated stainless steel cooker hood
- Integrated A+ rated fridge freezer
- Integrated dishwasher to 4 and 5 bedroom homes
- Wine cooler to 4 and 5 bedroom homes
- Under counter LED lighting
- Space and plumbing for a washer dryer

Bathroom and En Suite

- Roca white sanitaryware with chrome fittings
- Chrome taps and bathroom furniture
- Bath with thermostatic shower and glass screen to main bathroom
- Mira dual thermostatic shower to en suites
- Chrome towel warmers
- Walls fully tiled around the bath/shower and half tiled to remaining walls
- Fully tiled floors

General

- Walls and ceiling finished in white matt emulsion
- Skirting and architraves in white satinwood
- Chrome door furniture to internal doors
- Fitted wardrobes to bedroom 1 to 4 & 5 bedroom homes

Electrical

- Ultrafast connectivity with Openreach
- TV point and Cat 6 network to living room, family room, bedroom 1 and study
- Dual connection satellite points and telephone point to living room
- Downlights to kitchen/living/dining areas, bathroom, en suite and cloakroom
- Energy efficient pendant lights to separate living room, bedrooms, hallway, stairs and landing
- Ideal Logic boiler with smart heating programmer and room thermostat
- Mains powered smoke detector
- Brushed steel up/down external light with PIR sensor to front and rear
- External tap
- PV solar panels (please refer to PV layout)
- EV charging terminal to all houses. Some plots will have access to EV charging in managed parking areas





Dedicated to delivering quality

An enhanced specification is the hallmark of The Artisan Collection.

All of our homes are equipped with superior fixtures and fittings, which dovetails perfectly with our focus on design and attention to detail.

Expertly crafted using state-of-the-art materials, your brand new home is finished to a high standard so you can start enjoying it the moment you get your keys.

“The overall finish of the home is perfect – Bellway really pay attention to every detail. The team were amazing and supported us throughout the process.”

SAMI AND SARA,
HANWOOD PARK

Homes to love, built with care

From the first day you visit our sales centre, to the day you move in and beyond, we aim to provide a level of service and after-sales care that is second to none.

A number of quality checks are carried out on each of our new homes through the construction process and on completion. Once your home has passed all of our quality checks, you will be invited to attend your Home Demonstration which will provide an opportunity for you to understand the various elements of your new home. On move in day, our site and sales teams will be there to ensure that everything goes as smoothly as possible.

Once you've settled into your new home, Bellway has experienced after-sales teams to provide support and assistance whenever you need it. Our homes come with a 10-year NHBC Buildmark policy, or an equivalent warranty from another provider. This includes deposit protection from exchange of contracts, a two-year builder warranty from legal completion, and then eight years of structural defects insurance cover.*

We are confident that our approach to building and selling quality homes, coupled with our customer care processes, will provide you with many years of enjoyment in your new home.



*For more details, visit the NHBC website at www.nhbc.co.uk/homeowners and view the 'Welcome to NHBC warranty and insurance' brochure, or refer to the brochure of your alternative warranty provider.



How to find us



Bellway abides by the New Homes Quality Code (NHQC), an independent industry code established to champion quality new homes and deliver better outcomes for customers.

