



# KITCHENER HOUSE



Introducing an impressive collection  
of twelve 2 bedroom apartments  
and two 2 bedroom penthouses

HIGH WYCOMBE

# WELCOME TO KITCHENER HOUSE

This exclusive development is built on the site of the former Wycombe Chair Factory and so is surrounded by High Wycombe's rich heritage. It is also perfectly situated for the centre of High Wycombe, and for professionals commuting to London.

Kitchener House offers outstanding accommodation comprised of two stylish buildings, housing a total of 14 executive apartments. There are twelve 2 bedroom apartments and two 2 bedroom penthouse apartments. Each apartment includes either a Juliet balcony or terrace, with the penthouses having a large terrace of their own.

Each apartment has been carefully designed to meet the needs for modern living whilst providing a relaxing home environment. The kitchen and living areas feature an open plan design, creating spacious areas flooded with natural light, making it an ideal place to entertain or simply relax and unwind. The main bedrooms boast stylish en-suite bathrooms, finished to the highest standards.

The development has regularly maintained communal landscaped gardens for everyone to enjoy and each apartment comes with its own parking space and each building has its own secure entry system for peace-of-mind.



CHAIR MAKING IN HIGH WYCOMBE  
IMAGE: WYCOMBE MUSEUM



HIGH WYCOMBE TOWN CENTRE

ARTISTS' IMPRESSION

# SITE PLAN



## BLOCK 1

Apartment 1  
Apartment 2  
Apartment 3

Apartment 4  
Apartment 5  
Apartment 6



Penthouse Apartment 7

## BLOCK 2

Apartment 8  
Apartment 9  
Apartment 10

Apartment 11  
Apartment 12  
Apartment 13



Penthouse Apartment 14



## A GREAT PLACE TO LIVE



SHOP, DINE AND MORE AT THE EDEN CENTRE



BOATS IN THE DYKE AT RYE PARK

Kitchener road is located close to the centre of High Wycombe, with many of the town's facilities within walking distance. The area has many places to eat and shop nearby and High Wycombe's Eden Centre and the main town centre are less than a mile away. There are also retail outlets close to the town that has most major High Street chains.

The Eden Centre offers a range of activities including a bowling alley, cinema, library, kids corner along with a wide range of cafes and restaurants. For those looking for entertainment, Wycombe Swan Theatre also has many shows and comedy acts for all the family to enjoy.

High Wycombe is very well situated for commuters, being just 35-40 miles from London. There are regular trains to London Marylebone, as well as to Birmingham and Oxford. Heathrow Airport lies just 22 miles south east of High Wycombe with flights to destinations all over the world.

When it comes to education there is a good choice of schools for children of all ages, and the town also has the main campus of Buckinghamshire New University.

As the town lies in the Chilterns Area of Outstanding Natural Beauty, relaxation and leisure time can be well spent enjoying many pleasant walks in the stunning countryside. Just a short walk from the High Street in High Wycombe you will find Rye Park, within its 53 acres you can find a gym, lido swimming pool, boating on the Dyke, tennis courts, play areas for children and more.

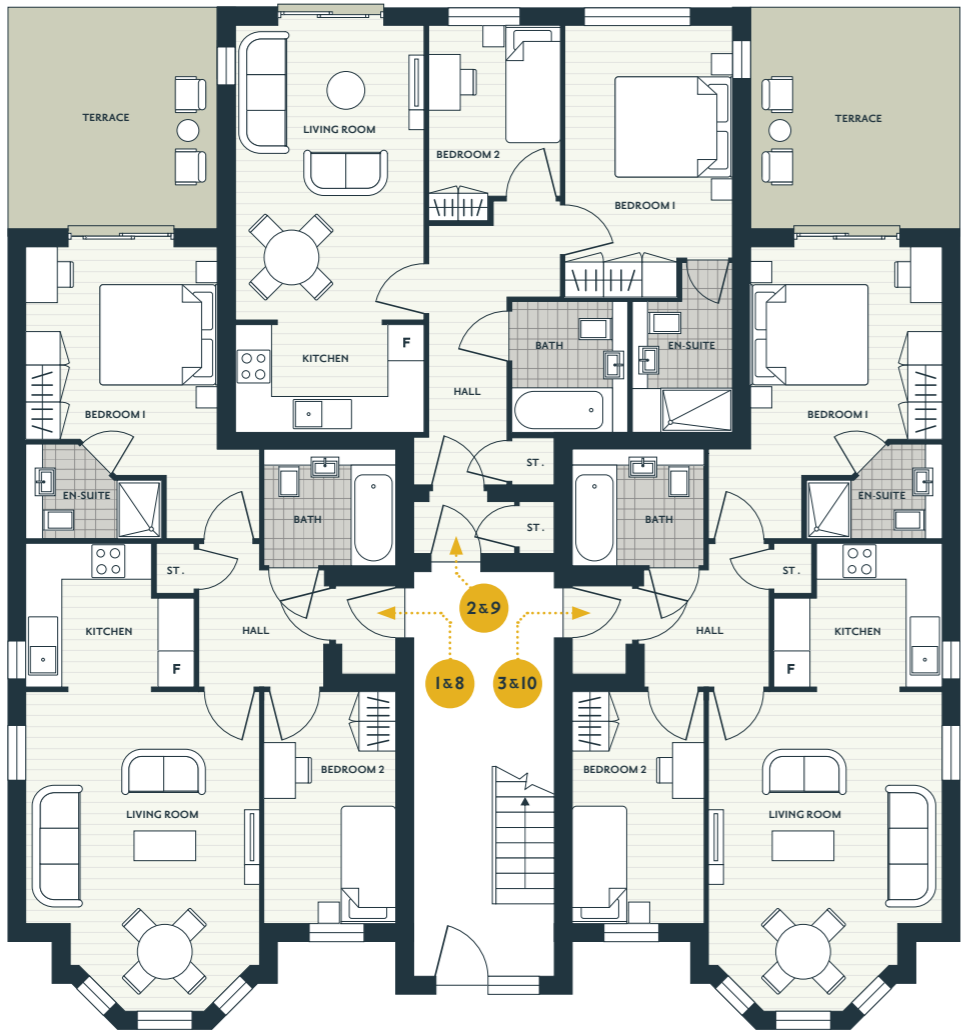
Sports enthusiasts will feel right at home as High Wycombe has a professional football team, Wycombe Wanderers. There is also an amateur boxing club and even flying schools and a gliding club.





GROUND FLOOR

BLOCKS  
1&2



APARTMENTS  
1 & 8

**Kitchen /Living Area**  
3.90m<sup>(max)</sup> x 6.97m

**Bedroom 1**  
3.20m x 3.30m

**Bedroom 2**  
2.20m x 3.87m

**Bath**  
2.20m x 1.95m

**En-suite**  
2.27m x 1.60m

APARTMENTS  
2 & 9

**Kitchen /Living Area**  
3.14m x 6.71m

**Bedroom 1**  
2.80m x 4.52m

**Bedroom 2**  
2.20m x 3.42m

**Bath**  
1.94m x 2.20m

**En-suite**  
1.67m x 2.84m

APARTMENTS  
3 & 10

**Kitchen /Living Area**  
3.90m<sup>(max)</sup> x 6.97m

**Bedroom 1**  
3.20m x 3.30m

**Bedroom 2**  
2.20m x 3.87m

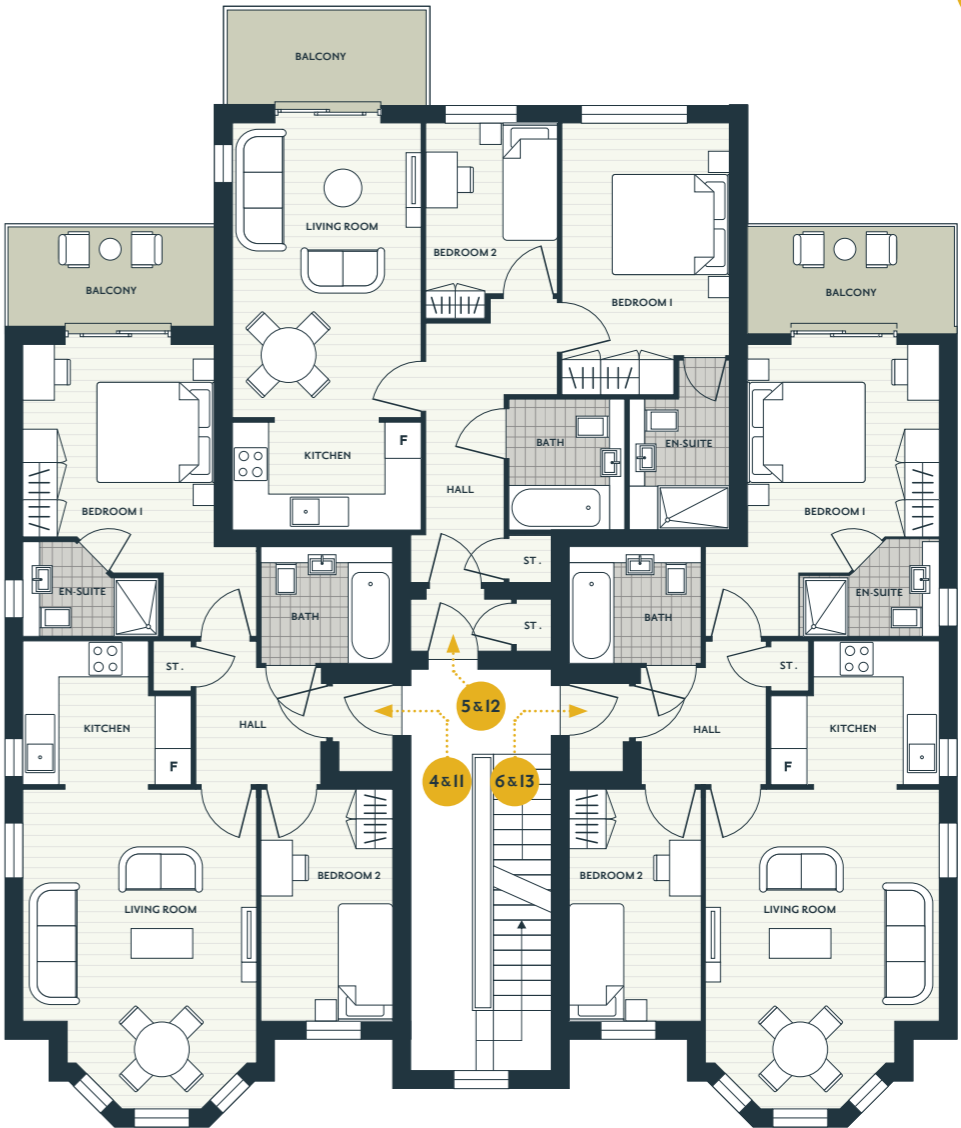
**Bath**  
2.20m x 1.95m

**En-suite**  
2.27m x 1.60m



FIRST FLOOR

BLOCKS  
1&2



APARTMENTS  
4 & 11

**Kitchen /Living Area**  
3.90m<sup>(max)</sup> x 6.97m

**Bedroom 1**  
3.20m x 3.30m

**Bedroom 2**  
2.20m x 3.87m

**Bath**  
2.20m x 1.95m

**En-suite**  
2.27m x 1.60m

APARTMENTS  
5 & 12

**Kitchen /Living Area**  
3.14m x 6.71m

**Bedroom 1**  
2.80m x 4.52m

**Bedroom 2**  
2.20m x 3.42m

**Bath**  
1.94m x 2.20m

**En-suite**  
1.67m x 2.84m

APARTMENTS  
6 & 13

**Kitchen /Living Area**  
3.90m<sup>(max)</sup> x 6.97m

**Bedroom 1**  
3.20m x 3.30m

**Bedroom 2**  
2.20m x 3.87m

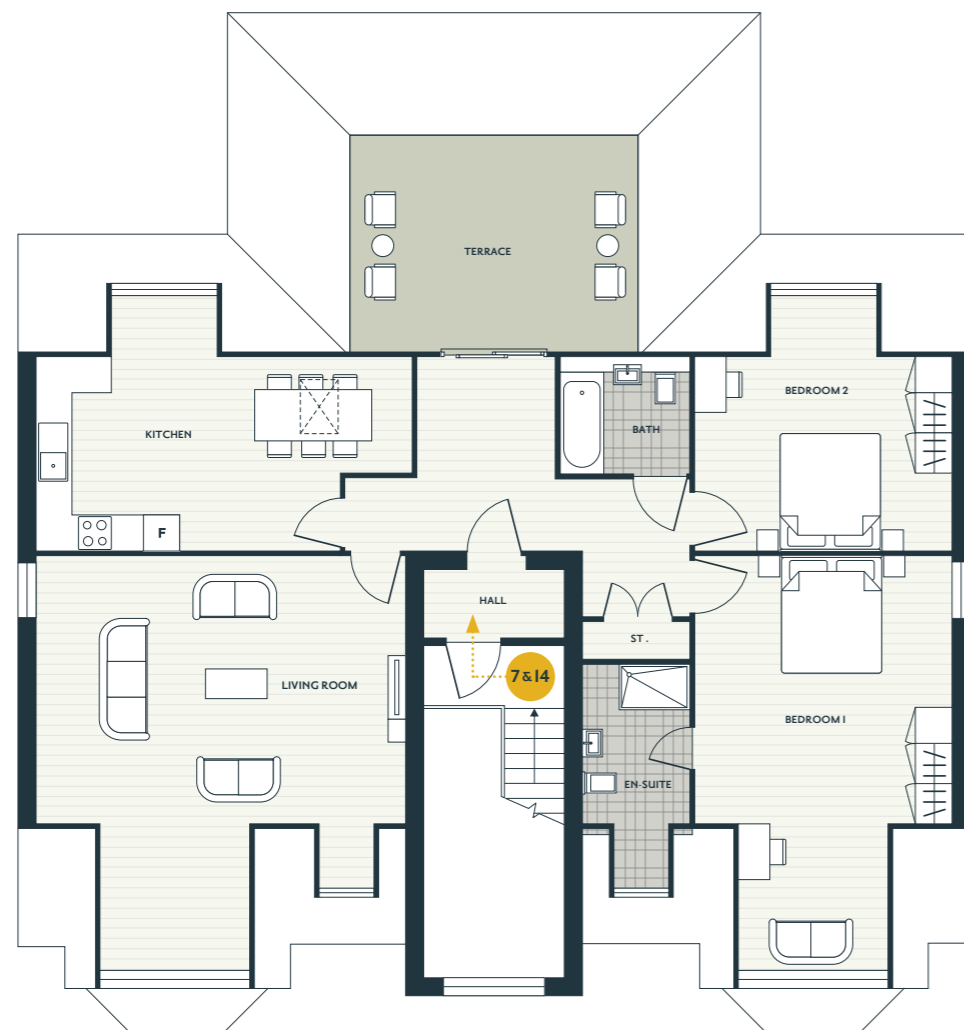
**Bath**  
2.20m x 1.95m

**En-suite**  
2.27m x 1.60m



BLOCKS  
1&2

## SECOND FLOOR



### PENTHOUSE APARTMENTS 7 & 14

**Kitchen**  
6.28m x 3.24m

**Lounge**  
6.17m x 4.48m

**Bedroom I**  
4.30m x 4.48m

**Bedroom 2**  
4.30m x 3.24m

**Bath**  
2.20m x 1.94m

**En-suite**  
1.79m x 2.69m



LIVING ROOM | ARTISTS' IMPRESSION

ELEGANT  
INTERIORS



KITCHEN | ARTISTS' IMPRESSION



# SPECIFICATION

## Kitchen

- Electric Bosch oven and cooker
- Bosch or SMEG cooker hood
- Hotpoint integrated fridge/freezer
- Hotpoint washer dryers, some are integrated and some are free standing
- Mains direct hot water cylinders (210 litres)

## Bathrooms and Ensuites

- Fully tiled bathrooms
- Quartz stone worksurfaces
- Solid wood internal doors
- Rainfall shower heads
- Electric towel rails

## Flooring

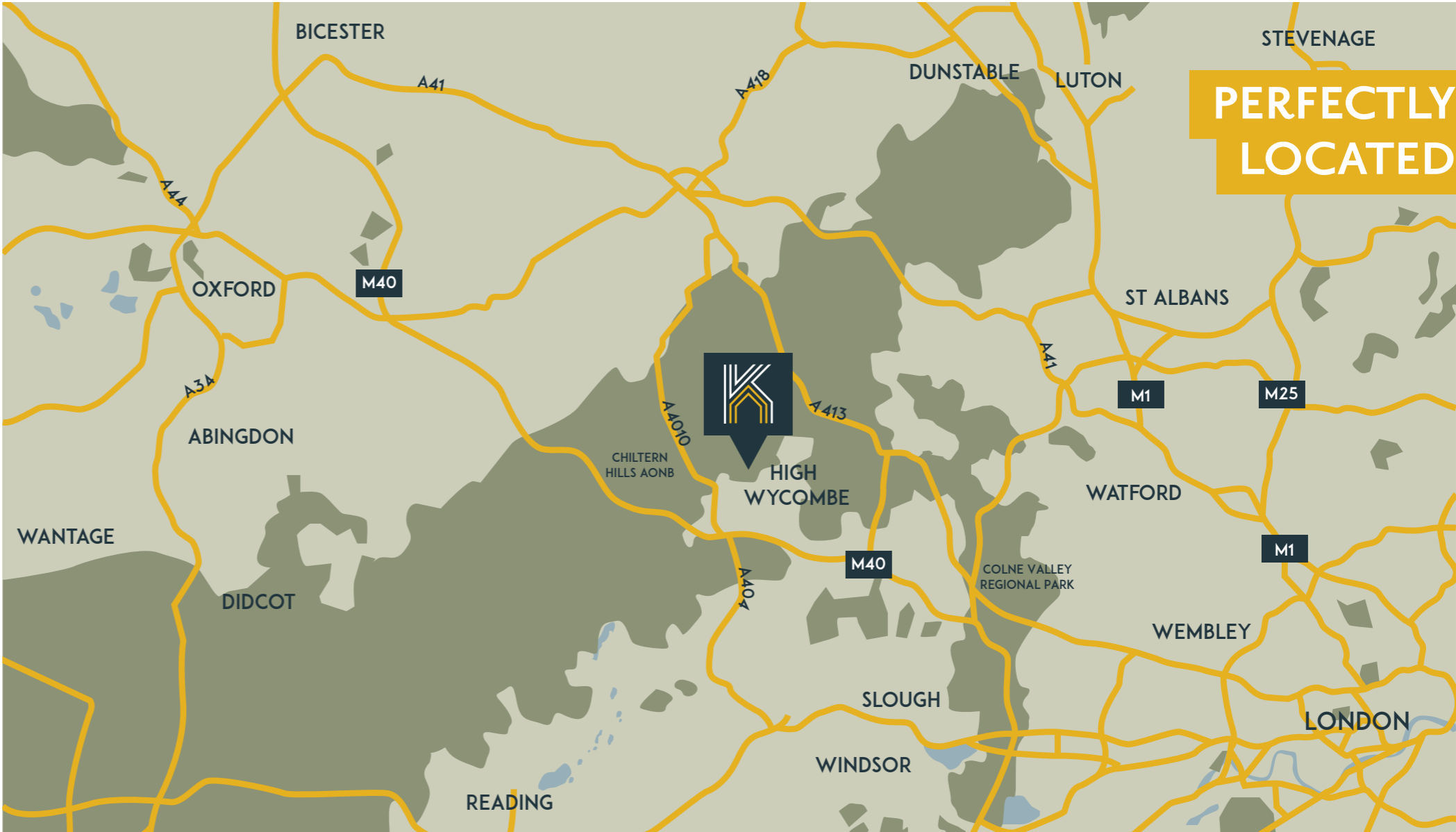
- 12mm laminate wood floor
- Ground floor living/kitchen are wood floor affect tiles

## General

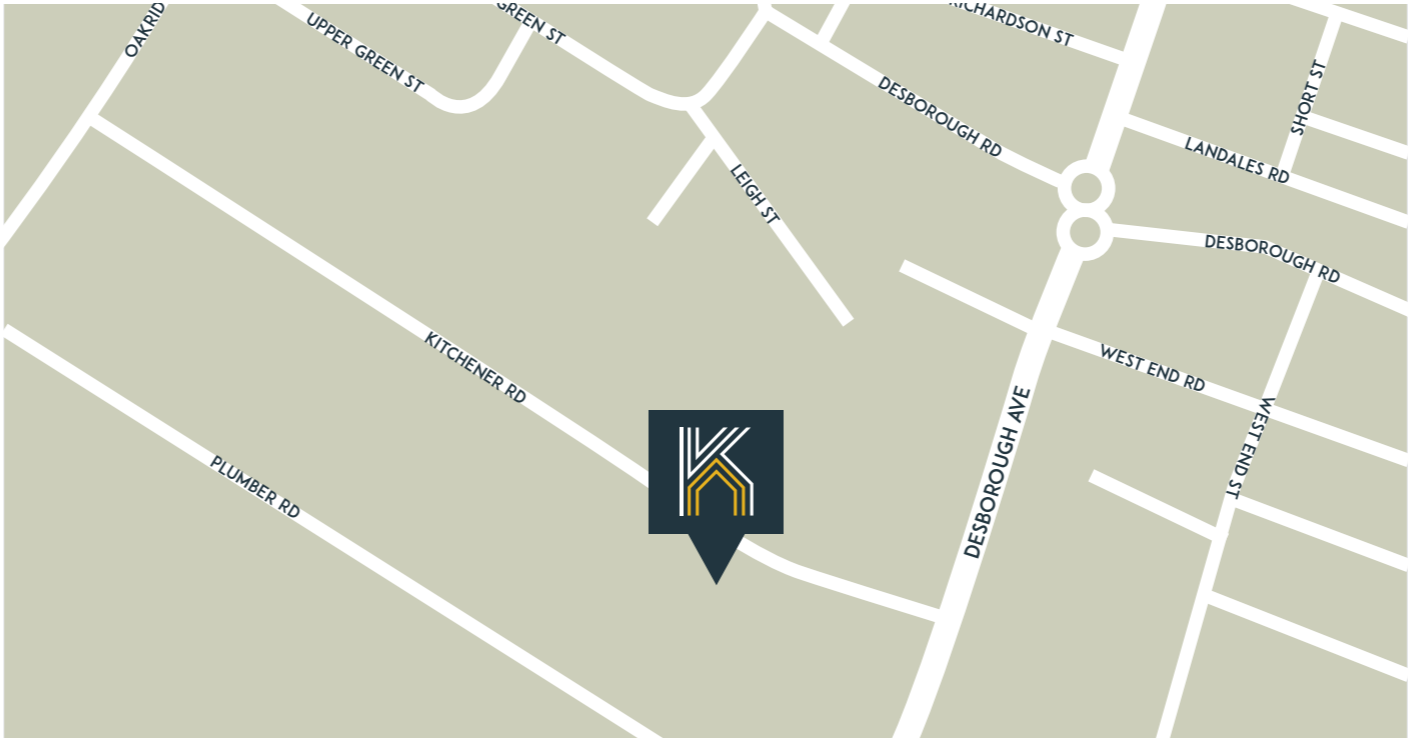
- White windows
- Communal CCTV Cameras
- Communal sky dish
- Door entry com system

## Additional information

Secure parking spaces available by separate negotiation.



PERFECTLY  
LOCATED



## ADDRESS

**KITCHENER HOUSE**  
Kitchener Rd  
High Wycombe  
HP11 2LF

## TRAVEL TIMES - BY

High Wycombe Town Centre	6 mins
High Wycombe Train Station	6 mins
M40 (Junction 4)	5 mins
London City Centre	1 hr 10 mins
Heathrow Airport	24 mins
Chiltern Hills (AONB)	15 mins
South Downs National Park	26 mins

PLEASE NOTE: All timings given are approximate.





For sales enquiries or to arrange a viewing  
call: **01494 521 222**  
or email: **[newhomes@jnp.co.uk](mailto:newhomes@jnp.co.uk)**

The JNP Partnership Land and New Homes. 18 Crendon Street, High Wycombe, HP13 6LS

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