

Homewood, Harleyford, SL7







**A well-presented country lodge on a coveted private estate and golf club.**



Marlow 2 miles, Henley-on-Thames 6 miles, Oxford 25 miles, Central London 35 miles, Heathrow 20 Miles (all distances are approximate)



# The Property

Harleyford Estate is one of the most beautiful private country estates in the South of England. Steeped in history and perched on the banks of the River Thames, near Marlow, Buckinghamshire, this wonderful location offers a perfect blend of leisure and tranquillity. This well-presented country lodge enjoys woodland views over this sought after private estate. The lodge offers a high degree of security with a gated entrance, attended 24 hours a day, making it a perfect second home or “lock up and leave” (11 month occupancy).

The property hosts 2 generous double bedrooms with an en suite to the principal bedroom and a separate family bathroom on the ground floor. The entrance hall provides a study area and there is ample storage throughout the property. Upstairs there is a superb open plan living/dining area with a dramatic vaulted ceiling and beams, a feature fireplace with a log burner and full-length sliding doors, which open onto the large terrace overlooking the beautiful communal grounds of Harleyford, creating a perfect space for entertaining. The kitchen is fully fitted with base units and integrated appliances.

# Gardens and Grounds

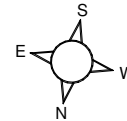
The rear of the property has a decked terrace which runs the full width of the lodge, offering excellent space for al fresco dining. This terrace overlooks the communal peaceful, wooded grounds, a very quiet location ideal for holiday relaxation. There is a storage room, a log store and further useful lockable cupboards.

# Situation

The Harleyford Estate is a highly regarded country and golfing estate with a handsome Grade I listed Georgian Manor House designed by Sir Robert Taylor within the grounds. The Donald Steele designed 18-hole golf course at Harleyford winds through the landscaped estate. The Club House provides dining and bar facilities. Parts of the grounds are attributed to the 18th Century landscape designer Capability Brown and have been designated as An Area of Outstanding Natural Beauty. Within the grounds lie the award winning marina and Thames side moorings, luxurious holiday homes, residential properties and an idyllic riverside wedding venue. Since the purchase of the Estate by the current family in 1952, sympathetic and sensitive restoration has transformed it into a beautiful leisure destination. The River Thames adjoins the estate giving residents and members' access to the Thames Path, with Marlow town centre being a pleasant mile-and-a-half walk along the riverbank.



**Harleyford, Henley Road, Marlow**  
**APPROXIMATE GROSS INTERNAL FLOOR AREA**  
**Main House = 104sq.m (1,115sq.ft)**  
**Balcony external area = 21sq.m (227sq.ft)**  
 Quoted Area Excludes 'External Stores'



The estate itself offers a wonderful, semi-rural get away with Marlow town just along the river and offering a superb range of retailers, with an eclectic mix of local independent and national retailers. There are numerous bars, cafes and restaurants dotted around the town offering destinations for any occasion. For commuters, the town has a train station for Paddington (via Maidenhead) and the M40 and M4 motorways are accessed from the A404 (M) which passes the town.

## Directions (SL7 2SW)

The entrance to the Harleyford Estate is about a mile south of Marlow along the Henley Road (A4155). Enter through the security gates and proceed down along the main drive. Take the first turning on the left into Homewood and Number 24 can be found after a short distance on the right hand side.

### Viewings

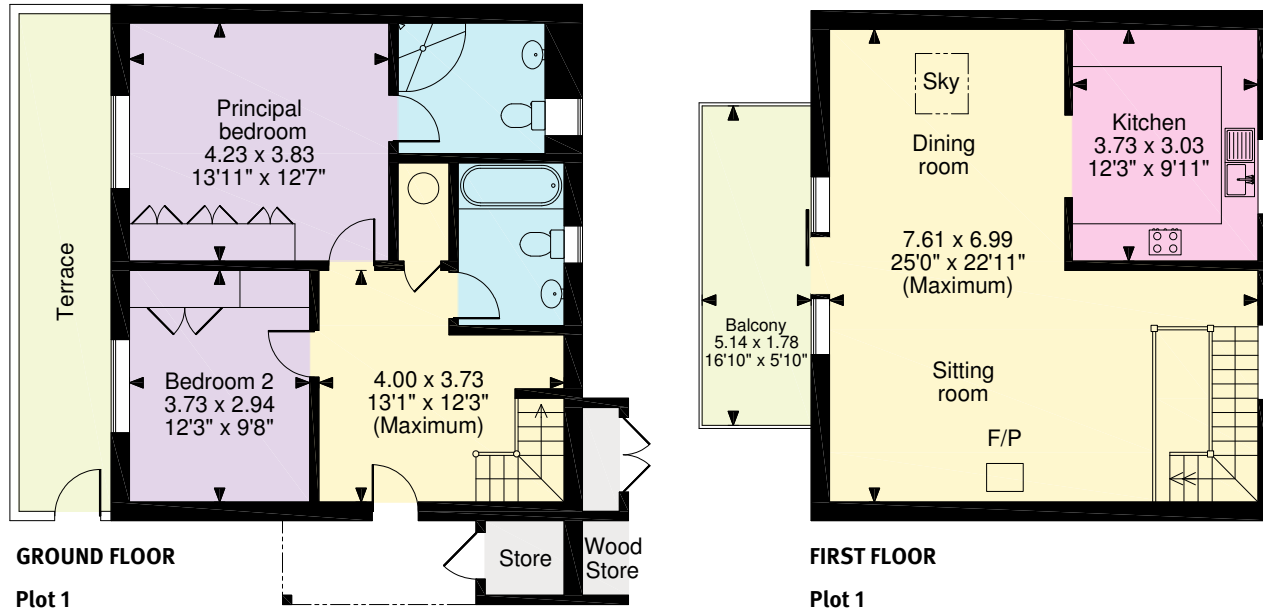
Strictly by prior appointment with sole agents, Knight Frank LLP

### Services

Mains electric and water.

### Local Authority

Buckinghamshire County Council



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**I would be delighted to tell you more.**

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**Connecting people & property, perfectly.**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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