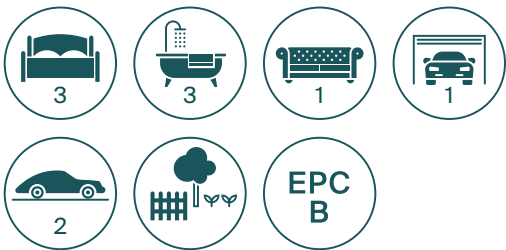


**Wethered Park  
Pound Lane  
Marlow **SL7****





## A mews property in a private park in centre of Marlow.



Entrance Hall - Kitchen - Sitting Room - WC

Principal bedroom with en suite bathroom - two further bedrooms - two bathrooms

Garage and private parking. Rear garden with parkland beyond.

Marlow Station 0.5 miles; Maidenhead town centre and station 5 miles (London Paddington 35 minutes); M4 (J8/9) 6 miles; M40 (J4) 4 miles; London 34 miles; Henley-on-Thames 8 miles. (All distances and timings are approximate)

# The Property

This contemporary mews property is well presented throughout and set over three floors.

The property is entered through a hallway and onto the modern and well-equipped kitchen with built in appliances. The sitting room to the rear of the property has oak flooring, a fireplace and French doors leading out onto the terrace and the private garden.

Stairs lead up to the first floor landing with master bedroom, en suite bathroom and a delightful Juliet balcony overlooking the garden and parkland. There is a second bedroom and family bathroom on this floor. The top floor has a further bedroom and bathroom.

All the bedrooms benefit from built in wardrobes.

# Grounds and garden

To the rear is a paved terrace and lawn. The garden gate leads to an ancient yew hedge, mature trees and a wide expanse of open grassland. An area of more formal garden lies close to the mews houses. All of these private grounds, and the private road, are professionally maintained for the benefit of residents.

The house has a private garage and two parking spaces. Additional guest and resident spaces are available nearby.



# Situation

The entrance to Wethered Park is marked by elegant and imposing wrought-iron gates. Beyond them, a private driveway passes trees, open grassland and an area of water before arriving at the mews houses. The house lies second from the end of the road, in perfect seclusion.

Remarkably this quiet 7 acre park (with no public access) is just 150 metres from Marlow's attractive shops and restaurants, through a side gate and footpath. A Thames riverside park is only 300 metres from the house and there are footpaths for those who enjoy a walk in the Chiltern Hills.

The historic Remnantz House and Coach House are near neighbours.

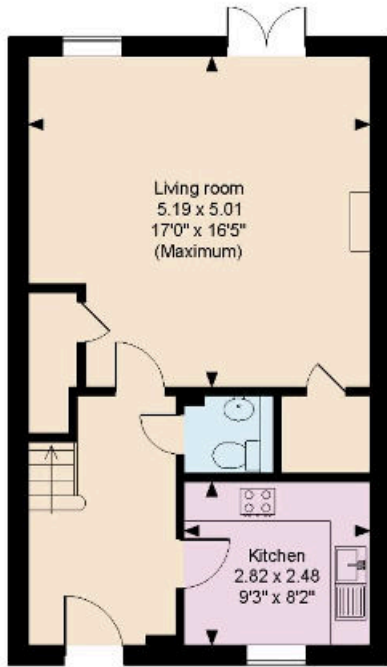
A short walk beyond the High Street is Marlow's railway station which links via Maidenhead to London's Paddington Station. The new high speed Crosslink will provide quick access to points across London from late 2022. Heathrow Airport is approximately 30 minutes away and central London about 50 minutes, both easily accessible by the M4 and M40 road links.

The area boasts some excellent schools in both the state and private sectors, including Sir William Borlase's Grammar School (co-ed) in Marlow, John Hampden Grammar School for boys at High Wycombe and Wycombe High School for girls.

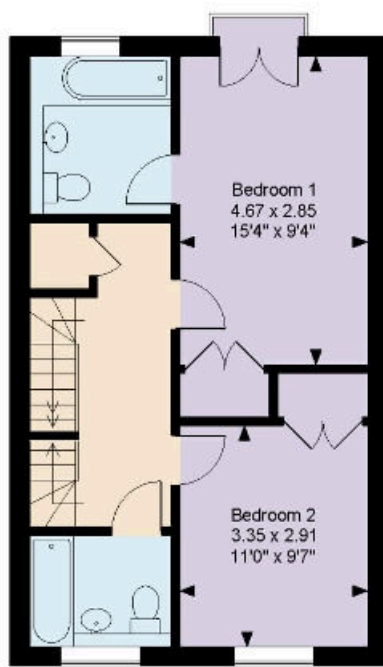




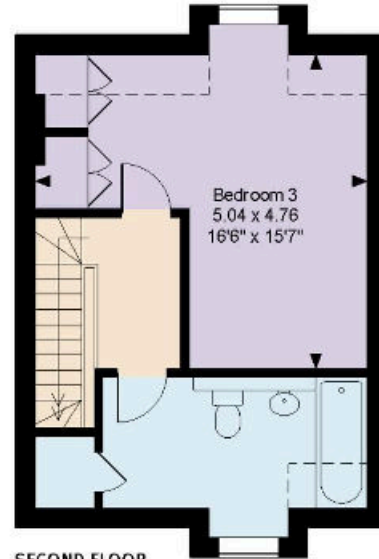
**Wethered Park, Marlow**  
**APPROXIMATE GROSS INTERNAL FLOOR AREA**  
 125sq.m (1,343sq.ft)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

□□□□ Denotes restricted head height

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## Directions (SL7 2BJ)

From London M4 at J8/9 take A404 towards Marlow/High Wycombe. Follow this road for 6 miles and at the roundabout, take the first exit to Bisham/Marlow, after a mile cross over the Marlow Bridge. At the mini roundabout turn left into Pound Lane. At the mini roundabout turn right to Wethered Park.

From London M40 at J4 take A404 towards Marlow. Follow this road for around 4 miles and at the roundabout take the third exit, after a mile cross the Marlow Bridge. At the mini roundabout turn left into Pound Lane. At the mini roundabout turn right to Wethered Park.

From Henley: Take the Marlow Road (A4155) for 7 miles passing the Harleyford Estate on the right and down the hill towards Marlow. Take the right turn into Pound Lane. At the mini-roundabout, turn left to Wethered Park.

## Services

Mains water, electricity and drainage. Gas central heating.

## Fixture and fittings

Only those mentioned in these sales particulars are included in the sale. All other items are specifically excluded from the sale but may be available by separate negotiation.

## Local Authority

Wycombe District Council

## Viewings

Strictly by prior appointment with the Sole Agents, Knight Frank LLP

Knight Frank  
 Henley  
 20 Thameside  
 Henley-on-Thames RG9 2LJ

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

**Matt Davies**  
 01491 844903  
 matt.davies@knightfrank.com

[knightfrank.co.uk](http://knightfrank.co.uk)



**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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Particulars dated [July 2021]. Photographs and videos dated [July 2021].

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