



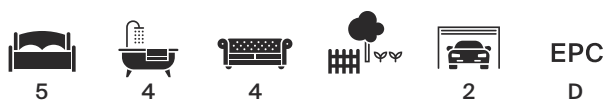
Bovingdon Green, Marlow

 Knight
Frank

A superb contemporary family home

Knight Frank are delighted to present this detached chalet-style house situated on the edge of the Chiltern Hills above Marlow town.

Lovingly refurbished and thoughtfully remodelled by the current owner, Copper Beech has everything a family needs to move straight in. The accommodation comprises four double bedrooms, two reception rooms, open plan kitchen and dining room, three bathrooms, utility room and office, double garage, separate one bedroom annexe and wrap-around gardens of 0.4 acres.



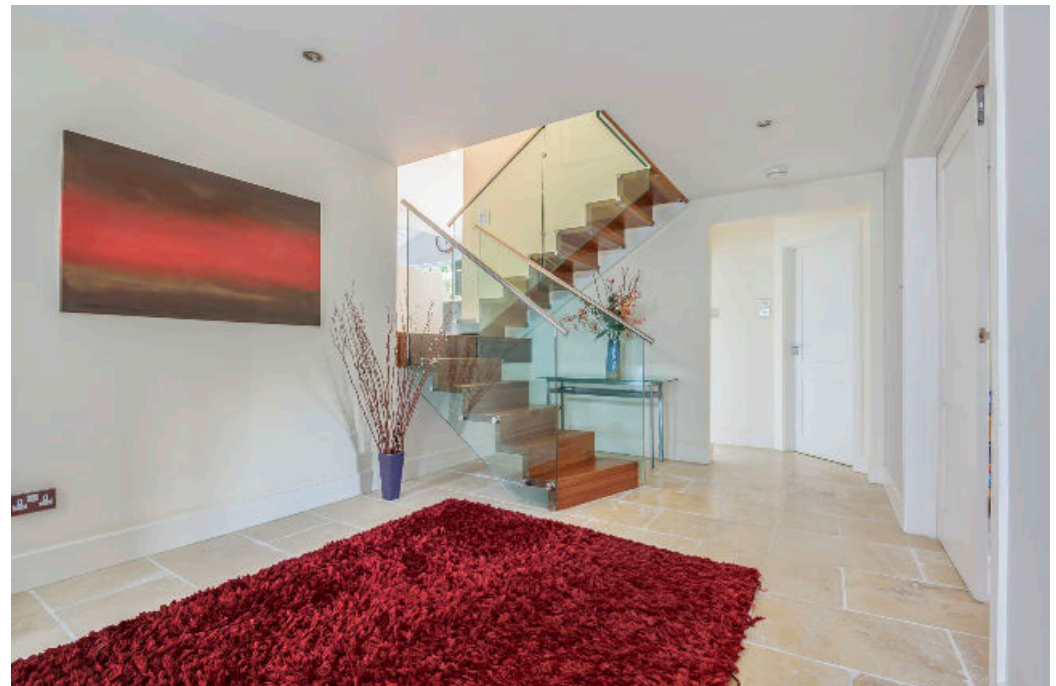
Offers in excess of: £2,495,000

Tenure: Freehold

Local authority: Buckinghamshire County Council

Council tax band: H

Services: Mains water, electricity, gas, and drainage





The property

The house's low maintenance cladding has a lovely light mist blue colour (requires no yearly painting), giving it a fresh and contemporary feel on approach.

The front door opens into a large central entrance hall. Cotswold flagstone floors (with underfloor heating) cover the whole lower ground floor. The large living room on the right is currently used as a games room and gym.

The house presents impeccably,
with modern finishes
inside and out.



The property (continued)

In the rear corner of the lower ground floor is the bright home office, with French windows opening to the garden and built-in desk and storage.

At the back of the lower ground floor there is a useful shower room and a fully fitted utility room with Miele washing machine and dryer, and a barn door opening to the garden.



Every room is finished to the highest standard.

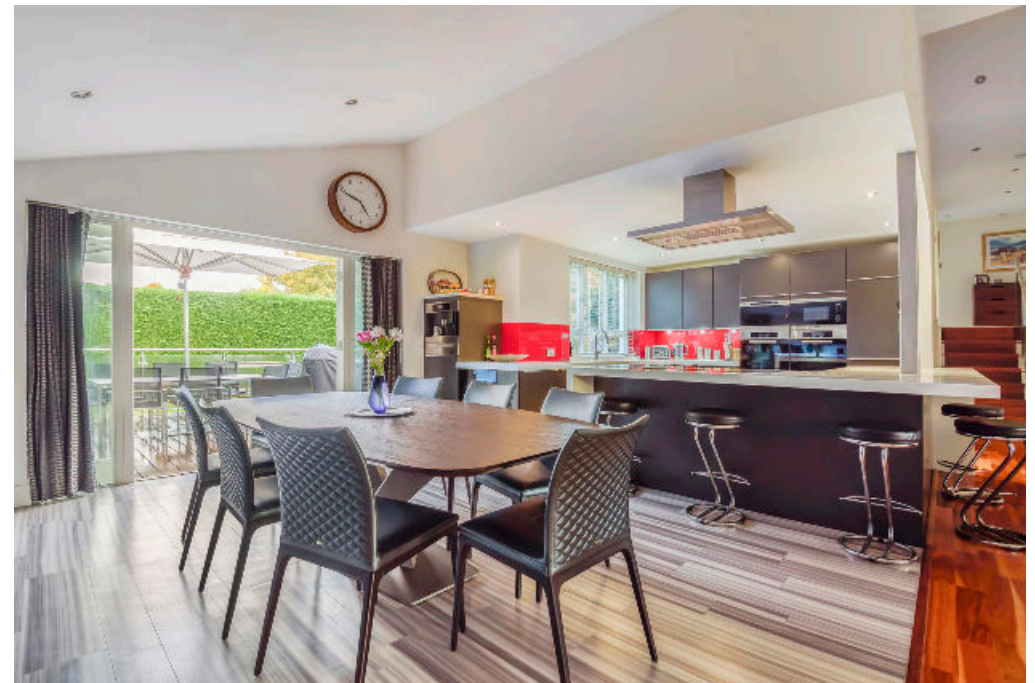



The property (continued)

A striking wood and glass staircase to the left of the entrance hall leads up to the upper ground floor, occupied by a large open plan kitchen, dining room and lounge. This luxurious space boasts American walnut floors and a luxurious Poggenpohl kitchen.

A full suite of state-of-the-art integrated appliances are included, comprising two Miele ovens, microwave and steamer, induction hob, fridge freezer, dishwasher, wine fridge, plate warmer and coffee machine.

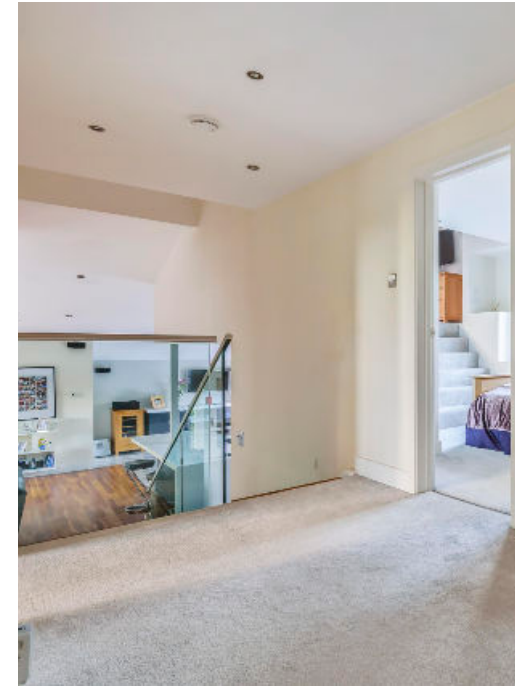
The dining room beyond would comfortably sit a large party and opens out through French windows onto a raised deck that wraps all around the side of the house to the front.



A modern lounge area featuring a plush green velvet sofa and a glass coffee table. The room has high ceilings, a log burner, and large French windows with a view of trees. A wooden staircase is visible on the left side of the image.

The lounge at the front of the upper ground floor benefits from a log burner, high ceilings, and French windows opening out to the deck.

This makes for a snug yet spacious area in which to relax.



The first floor has been redecorated and has new carpets throughout.



The property (continued)

The first floor is freshly carpeted and decorated throughout. A central landing leads off to the four bright double bedrooms, which have lovely large windows and a family bathroom. The principal bedroom is situated in the corner at the front of the house and benefits from an en suite bathroom and a walk-in wardrobe with fitted racks. The second bedroom overlooks the rear garden and includes an additional snug up a short flight of stairs, ideal for a student's desk or a playroom. The boarded loft is accessed via the fourth bedroom.

In addition to the primary residence, there is a separate one-bedroom annexe in the corner of the garden, complete with a kitchenette and a double bedroom with en suite shower room.

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Situation

The house is set back from a quiet woodland road that leads up into the Chiltern Hills. The centre of the traditional Georgian market town of Marlow is just over a mile away and is without doubt one of the loveliest locations on the river Thames, situated on a broad sweep of the river between Henley and Windsor.

The town is made up of historic streets and an abundance of boutique shops, restaurants, cafes, and bistros. There is a thriving social scene with a variety of events throughout the year. Marlow is perfectly located for several exceptional schools, both private and state funded, including Sir William Borlase in the town itself.

London and national transport networks are easily reachable from Marlow's own train station and the M4 and M40 motorways are also accessible nearby. London Heathrow airport is also only 24 miles away.



Garden and grounds


The house sits in the centre of its generous plot of just over half an acre. The front driveway is tarmacked and enclosed by mature hedging and double remote-operated electric wooden gates finished in smart grey. A double garage sits to one side, with remote-operated electric sliding door, rubber flooring and built-in shelving to the rear. The garage also houses the house's water softener, pump, and tank, and behind the garage is a useful wood store for the main house.

Stairs lead up from the front drive to the wide, wraparound wooden deck, which features a glass balustrade and allows for the enjoyment of the garden from multiple aspects.

At the rear, the garden is mainly laid to lawn and enclosed by high, well-maintained hedges that offer a high degree of privacy. The current owner has installed a golf net with rubber base, which could be useful for housing a children's play area or similar recreational facilities. At the back of the main house there is a patio area with motion activated lights and an external store cupboard by the utility room door.

A paved path leads over to the annexe, which benefits from its own patio area with wood burner, separate wood store, and an adjacent shed in which the annexe's water tank is housed.



A two-story house with a brick ground floor and light blue upper floor, set in a large garden with a lawn, trees, and a stone path. The house has a gabled roof and a white porch with steps. A large tree is on the left, and a stone path leads from the bottom right towards the house. The garden is well-maintained with a striped lawn.

The garden continues round the house, where feature trees, including the eponymous copper beech, are encased in raised beds.

Overall, the house sits in its own peaceful oasis, where every room benefits from a lovely view of garden and grounds.

Bovingdon Green, Buckinghamshire.

Directions (SL7 2JQ)

Entering Marlow from the Henley/Marlow Road (A4155), turn left onto Oxford Road and proceed up the hill. Follow the road round to the left as it becomes Chalkpit Lane. Continue into Bovingdon Green where the road becomes Frieth Road.

Copper Beech is on the right just past Bovingdon Green village hall.

Frieth Road, Marlow

Approximate Area = 2563 sq ft / 238.2 sq m
Annexe = 332 sq ft / 30.8 sq m
Garage = 448 sq ft / 41.6 sq m
Total = 3343 sq ft / 310.5 sq m

For identification only - Not to scale



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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I would be delighted to tell you more

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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 October 2022. Photographs and videos dated October 2022.

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