



Highfield Park, Marlow, Buckinghamshire

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# A superb family home situated in lovely grounds

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Knight Frank are delighted to offer this wonderful property at the top of Highfield Park in a private position and amazing views over open countryside.

## Summary of accommodation

### Ground Floor

Sitting room | Dining room | Family room | Study | Kitchen  
Breakfast room | Orangery | Utility room | Boot room/hallway

### First Floor

Principal bedroom with en suite bathroom | Two further bedrooms  
with en suite shower rooms | Three double bedrooms  
Family bathroom

### Gardens and grounds

Ample parking | Lawned gardens | Paved terrace | Paddock 1.33 acres

### Outbuildings

Breeze house | Summerhouse | Three garden sheds



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## The property

Mulberry House is a wonderful bespoke home accessed via a large gated gravel driveway, with steps leading up to the front door. The property is entered via a reception hall with doors radiating to the reception rooms and stairs rising to the first floor. The reception rooms include a spacious sitting with a large fireplace and bay window, separate French doors out to the rear garden, and double doors to the dining room. There is also a study, a delightful triple-aspect family room with fitted shelving and storage.

There is a second entrance from the front drive into a large hall/boot room and the second family room/sitting room; this area is also accessed from the kitchen, an ideal opportunity for a self-contained annexe.

Mulberry House benefits from a delightful kitchen/breakfast room that leads into the dining room and orangery. The kitchen area has a range of wall and base-mounted units with a breakfast bar, range cooker and integrated appliances, including a dishwasher, fridge and freezer. There is ample space for a dining table, and the room opens out to the orangery providing a further dining area; this is a light and airy room with lovely views over the rear garden and terrace. To the rear of the kitchen is a utility room with a door to the outside.

The first floor comprises five bedrooms, a family bathroom and a spacious landing with a wide range of storage. The principal bedroom has a spacious en suite bathroom with bath and shower, fitted wardrobes, and large picture windows overlooking the garden and views of open countryside beyond. The second bedroom suite has fitted wardrobes and an en-suite shower; the other three bedrooms all have fitted wardrobes. The integrated guest suite that is reached from the boot room via a spiral staircase has a double bedroom with an en suite shower room.



## Garden and grounds

The grounds of the property are a particular feature, with an attractive front drive and ample parking. The fantastic rear garden has a large terrace across the back of the property with two sets of double doors that open on to it; from the terrace is a large lawned area with a tiered border filled with herbaceous plants and steps up to a 'Breeze House', an ideal entertaining area. The garden also has a summerhouse and shed to one side, both with electricity, and a paved utility area behind the house accessed from the kitchen/utility rooms.

At the rear of the garden is a gate with access to the large paddock that has been planted with a mixture of wildflower meadow and grass, a superb and tranquil setting. The paddock is bordered by a mixture of stock fencing and mixed hedgerow.





## Situation

Mulberry House is situated to the West of the popular Thameside town of Marlow at the top of Highfield Park and enjoys elevated views over open countryside. The town is situated on the banks of the River Thames and the area is surrounded by a designated Area of Outstanding Natural Beauty. The property is well placed for access to the M40 motorway at High Wycombe (J4) and for rail connections to London Marylebone and Paddington from Marlow. Heathrow airport is approximately 25 miles away with central London a further 10 miles.

Marlow town, just under a mile away, has numerous restaurants, shops and recreational facilities whilst the larger centres of Maidenhead, Oxford and High Wycombe are also easily accessible for a further range of amenities.

Schools in the area include Wycombe Abbey for girls, Sir William Borlase's Grammar School in Marlow, The Royal Grammar School at High Wycombe, St. Pirans in Maidenhead, Eton College and St Mary's School, Ascot.





## Directions (SL7 2LE)

From Henley-on-Thames proceed out of town on the A4155 towards Marlow. Pass through the villages of Mill End and Medmenham continuing straight over the roundabout and past Harleyford Golf Club on the right hand side. After approximately 7 miles as the road drops down to Marlow turn left on to Highfield Park and Mulberry House is located on the left side at the start of the single track lane.



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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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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