

Medmenham, Marlow, Buckinghamshire

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# A wonderful family home in a secluded hillside location.

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Knight Frank are delighted to present this wonderful six-bedroom family home, tucked away in the Chiltern foothills above Marlow.

The property has been a well loved and happy family home for 67 years. With outstanding state and private schools within four miles, a friendly village community and wonderful, safe and beautiful surroundings, the house would be an ideal home for a family.



**Guide price:** £1,750,000

**Tenure:** Available freehold

**Local authority:** Buckinghamshire County Council

**Council tax band:** H

**Services:** Services TBC





The house is cleverly laid out to make the most of the fantastic country views over the garden at the front of the house. Though in need of updating, the house nevertheless retains a host of lovely features, plenty of space and a well-balanced layout.

### Summary of accommodation

- Principal suite with en suite bathroom and dressing room
- Two further double bedrooms
- 3 single bedrooms (ideal children's rooms)
- Family bathroom
- Three reception rooms plus conservatory
- Kitchen and utility room
- Downstairs WC
- Expansive gardens and extraordinary views
- Swimming pool
- Double garage and workshop
- Ample parking for several vehicles



## The property

To the left of the large entrance hall is the comfortably and well-proportioned family room. To the right is the dining room, usefully connected to the kitchen at the rear and leading through to the living room to the right. The spacious, well designed sitting room has an open fire and is very light, with two large side windows and a large patio door leading on to the terrace. Leading off the sitting room is a classic conservatory overlooking the side garden. One of the most attractive features of the house is that nearly all the rooms are south facing making the house exceptionally light and sunny in both the summer and winter.

The kitchen sits at the back of the ground floor and can be accessed from the living room and entrance hall. The utility room off the kitchen has a door to the rear courtyard and several useful sheds including one containing the boiler.

A large inner hall with ample cupboard space, leads to a downstairs W.C. and up a spacious staircase to the first floor.

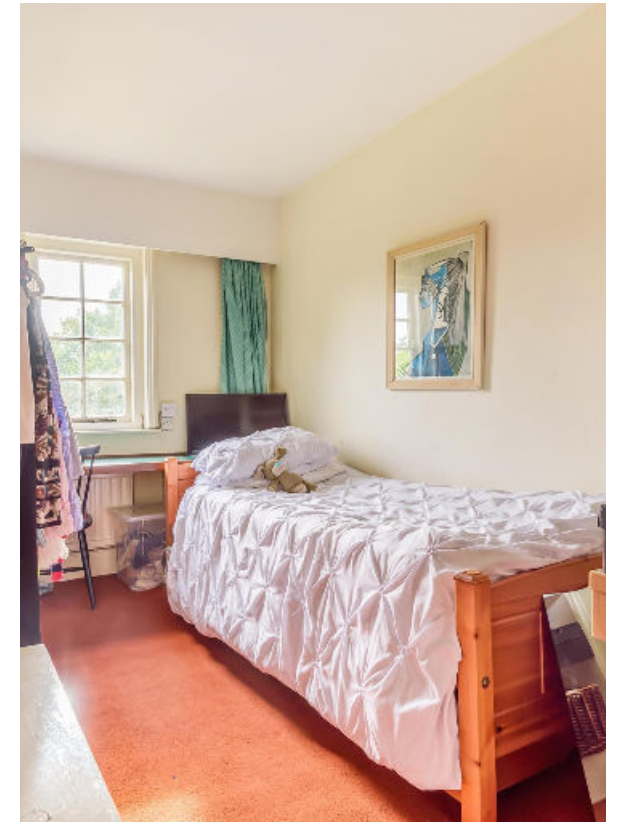
The first floor has a large landing leading to three single bedrooms. Proceeding along a corridor there are a further two double bedrooms, an airing cupboard and a bathroom with a shower, all with beautiful views over the garden and the surrounding countryside.

The double aspect principal bedroom is situated at the end of the corridor and is accessed via a dressing room, with an en suite bathroom. This large and bright room has wonderful views over both the front and side gardens.





The first floor rooms have beautiful views over the gardens.



## Garden and grounds

While the house itself is excellent, the position and grounds of Merlin House are its greatest assets. The house is at the end of School Lane, a cul-de-sac which gives the property a safe, private and peaceful location. The house is approached via a private hedge-lined drive that passes alongside the side garden, which is laid mainly to lawn and used to include a large vegetable garden. The drive also accesses the double garage.

At the front of the property lies a large terrace which hosts a seating area, a small pond, and a lovely summerhouse. From here, the main garden stretches out to open countryside and a view of Thames valley beyond. The view is simply breath-taking, with the whole property aligned to enjoy this aspect to its best.



The gardens of approximately one acre are delightful with views across open countryside and the Thames Valley.



## Garden and grounds (continued)

Along the righthand boundary, mature trees and shrubs gently shield from neighbouring land. To the left, the outbuilding/workshop attached to the rear of the double garage is hidden behind greenery.

An orchard proceeds down the edge of the garden to the far corner, where the swimming pool and an area laid out for a badminton court, is enclosed by wonderful topiary yew trees, offering an added degree of privacy.

## Situation

Merlin house lies in the foothills of the Chilterns in an Area of Outstanding Natural Beauty and is surrounded by beautiful woodland and countryside, with lovely walks in all directions including along the River Thames. Merlin House is part of the village of Medmenham, most of which is situated at the bottom of the hill on Ferry Lane which leads to the river, where there is a popular wild swimming area. The village is very friendly and offers a range of community activities from barn dances to fetes and open garden events.

There is an outstanding state primary school, Danesfield, nearby and an excellent grammar school, Sir William Borlase in Marlow as well as some exceptional private schools in the area. Medmenham is half way between Marlow and Henley-on-Thames, both very attractive riverside market towns with an abundance of interesting independent and boutique shops and some excellent pubs and restaurants including some overlooking the river.

London and national transport networks are easily reachable from Marlow or High Wycombe railway stations, and the M4 and M40 motorways are also accessible nearby. London Heathrow airport is also only 24 miles away.

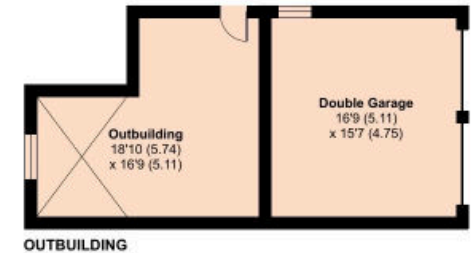
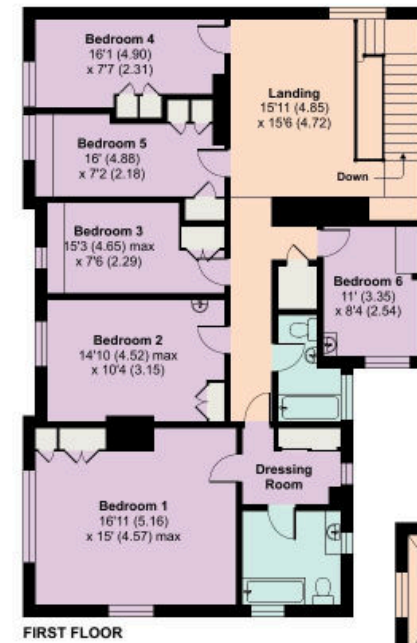
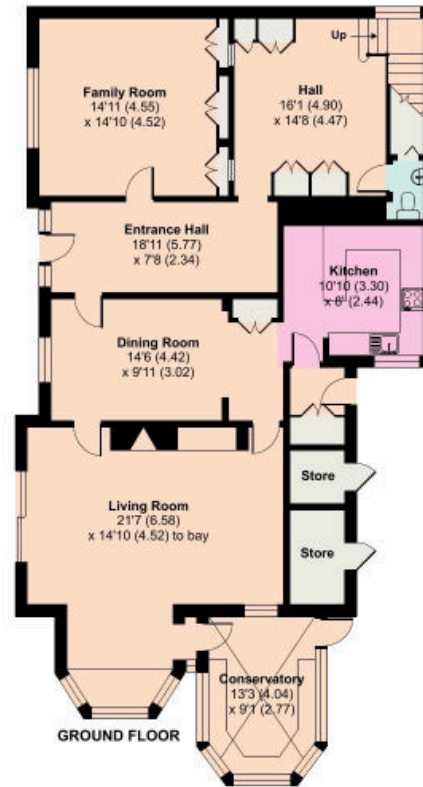
There is also an excellent bus service to Marlow, High Wycombe, Henley and Reading.

# School Lane, Medmenham, Buckinghamshire.

## Directions (SL7 2HJ)

Proceed from Marlow towards Henley on the A4155. After approximately three miles, turn right onto Bockmer Lane, after 200 yards take the middle fork up School Lane. Go past the Old School and Cadogan House then turn right and then right again to get to Merlin House.

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.



## School Lane, Medmenham, Marlow

Approximate Area = 3314 sq ft / 307.9 sq m (includes double garage and excludes stores)

Outbuilding = 259 sq ft / 24 sq m

Total = 3573 sq ft / 331.9 sq m

For identification only - Not to scale



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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 November 2022. Photographs and videos dated November 2022.

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