



Harleyford, Marlow, Buckinghamshire

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# Home Wood, Harleyford

Knight Frank is pleased to present this two bedroom property situated on the sought-after Harleyford Estate near Marlow. The lodge has had just one owner since it was built in 1997 and has been extensively improved to provide a quiet, comfortable retreat.

The property is subject to an 11-month occupancy restriction (February).



**Guide price:** £595,000

**Tenure:** Leasehold: approx. 97 years remaining

**Service charge:** Approx. £3400 (inc. VAT) per annum

**Ground rent:** Approx. £2400 (inc. VAT) per annum

**Local authority:** Buckinghamshire County Council

**Council tax band:** F

**Services:** Mains services (via Estate); no gas

The property is surrounded by the extensive amenities of the Harleyford Estate, including 18 hole championship golf course and award-winning marina.






## The property

The accommodation is arranged over two floors in a reverse living design. The front door opens into a welcoming entrance hall, where a cleverly designed office space has been built in under the stairs. Bespoke floor-to-ceiling cupboards next to the front door and the airing cupboard offer useful storage.

The two bedrooms are situated at the rear of the ground floor, with views over a quiet corner of the grounds. The principal bedroom is a generous size and benefits from a stylish en suite shower room.

The second bedroom is a good-sized double with built-in wardrobes. A well-presented family bathroom completes the accommodation on the ground floor.



The current owner has thoughtfully redecorated the original 'wood cabin' interior to produce a charming, contemporary country style.





## The property (continued)

Stairs lead up to the first floor, the whole of which is devoted to the open plan living and dining room, into which the generous kitchen is inset. This impressive space is at once spacious and cosy, with gabled ceiling, Velux window and marvellous wood burning stove.

Broad sliding doors open onto the large balcony.

A fully modernised kitchen with under floor heating has ample counter space and built-in appliances including electric oven, hob, extractor fan, dishwasher, washing machine and wine fridge.

There is additional storage available in a boarded loft area above the kitchen (access via telescopic ladder).

Under floor heating is installed in the kitchen, all 'wet' areas and the entrance hall, keeping the property at a constant temperature whatever the weather.









## Garden and grounds

The lodge occupies a favoured position on the Estate, situated in a secluded corner backing onto a level patch of lawn surrounded by mature trees and in sight of the golf club house and putting green. This area can be enjoyed from the wonderful first floor balcony or the spacious paved terrace on the ground floor.

The lodge is accessed from its two designated parking spaces via a short footpath. The front door is situated at the rear of the property, where a sturdy lockup houses the various utility meters and provides secure storage. There are several external stores along the rear of the lodge, offering plenty of storage for sports equipment, tools, wood for the log burner, etc. The current owner has also installed an electric vehicle charging point.

## Situation

The Harleyford Estate is a highly regarded country and golfing destination in the grounds of the handsome Grade I listed Georgian Manor House designed by Sir Robert Taylor. Donald Steele designed the 18-hole golf course, while 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 Harleyford Marina and Thameside moorings, along with the clubhouse, open every day for food and drink.

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. Marlow offers a superb mix of local independent and national retailers and numerous bars, cafes, and restaurants. For commuters, the town has a train station to Paddington (via Maidenhead) and the M40 and M4 motorways are easily accessed from the A404(M) which passes the town.







The property has been wonderfully renovated and maintained.






# Home Wood, Harleyford, Marlow

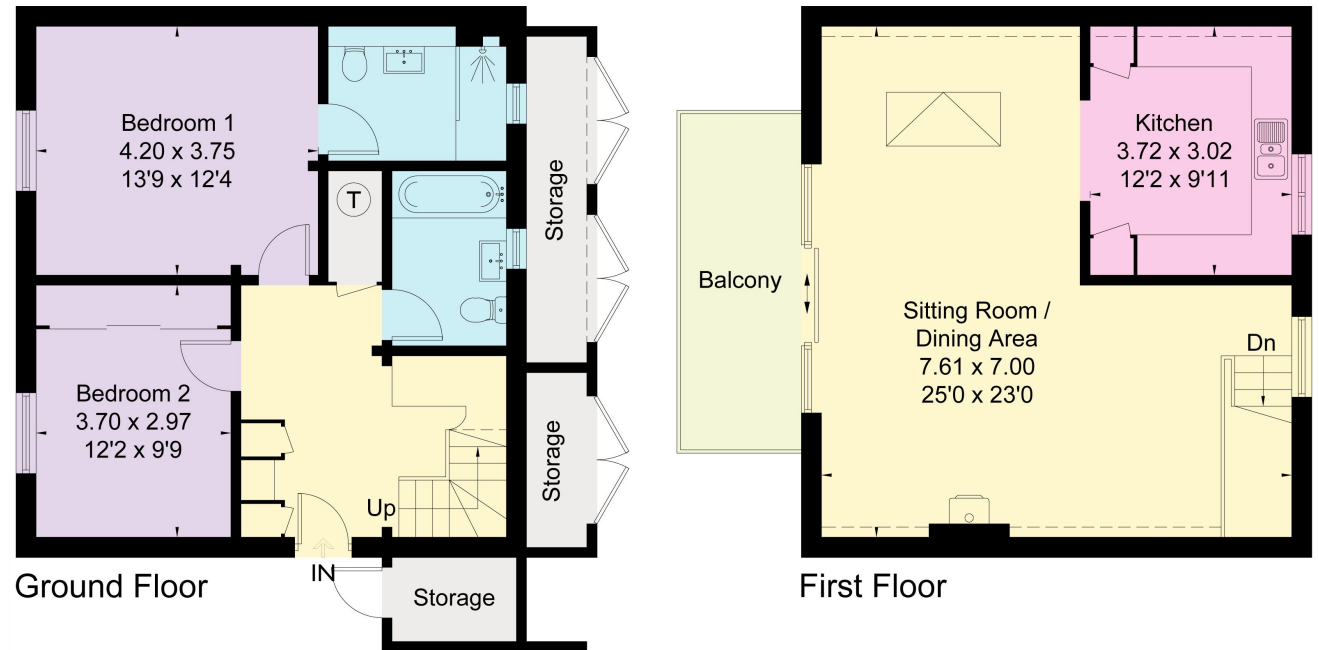
Approximate Area = 107.0 sq m / 1152 sq ft  
External Storage = 9.0 sq m / 97 sq ft  
Total = 116 sq m / 1249 sq ft  
Including Limited Use Area (7.5 sq m / 81 sq ft)



 = Reduced head height below 1.5m

## 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 Home Wood and Number 20 can be found after a short distance on the right hand side.



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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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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