

Beechwood Drive, Marlow



Three luxurious new builds in the heart of Marlow

Knight Frank are delighted to offer these three brand-new homes which are nestled in the heart of Marlow. Offering a lifestyle of luxury and convenience, each home showcases unique architectural features and high-end finishes tailored to discerning tastes. Each home features four spacious floors, providing ample space for living, relaxation, and entertaining. Individually crafted with high-quality materials, ensuring every detail is perfected.



Tenure: Available freehold

Local authority: Buckinghamshire County Council

Council tax band: H

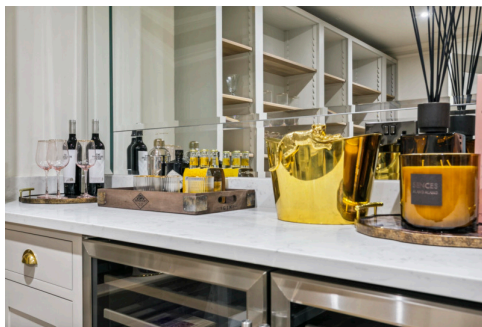
Services: All mains services

The Property

Upon entering the property, you are greeted by a bright and airy hallway that sets the tone for the rest of the home. A comfortable living room that serves as a perfect retreat, ideal for relaxing with family and friends. To the rear of the property, an open-plan kitchen and dining/family room create an inviting space for entertaining and family gatherings. Fully equipped with integrated appliances and elegant finishes. Large patio doors open onto the balcony with picturesque views of the beautifully landscaped garden.

The lower ground floor consists of a Gym/Media room and an elegant bar area, bifold doors open onto the patio perfect for family gatherings or entertaining guests. This floor also has a wine cellar with ample storage, and a bathroom with a shower.





Some images are computer generated.



The Property (continued)

The first floor hosts a large principal bedroom and two further spacious bedrooms. Each room has a generously sized dressing room which offers ample storage and each features its own luxurious en-suite, complete with high-end finishes.

The second floor has two smaller bedrooms a home office and a family bathroom.





Each bedroom is designed for comfort and privacy.



Gardens and Grounds

Step outside to a beautifully landscaped south facing garden, perfect for outdoor entertaining and relaxation. The garden is surrounded by mature trees, offering privacy and a tranquil atmosphere, making it an ideal retreat from the hustle and bustle. To the front of the property a paved driveway with hedging either side leads to the property, with enough parking for a couple of cars and provides access to the single garage.

Situation

Marlow town offers a superb range of retailers, showcasing an eclectic mix of local independent shops and national brands. Numerous bars, cafes, and restaurants provide delightful destinations for any occasion, along with an Everyman Cinema for your entertainment needs. Situated on the banks of the River Thames, the Thames Path meanders through the town, perfect for leisurely strolls and outdoor activities. Just outside the town, discover glorious rolling hills in a designated Area of Outstanding Natural Beauty. Enjoy a variety of outdoor pursuits and join local golf, football, cricket, and rugby clubs. The town features a train station with direct services to Paddington (via Maidenhead), and the M40 motorway is easily accessible via the A404(M).



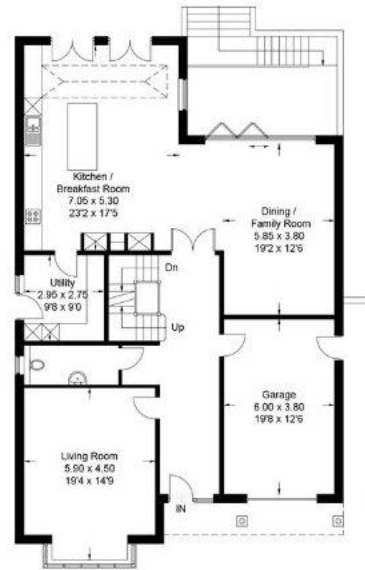
Directions

From the Henley office turn left on to the bridge, continue on the A4130 for 4.3 miles (8mins). Follow Hurley Lane to A404 then take the first exit at the roundabout onto Marlow Road, then Bisham Road. At the roundabout take the first exit onto Pound Lane, go straight over two roundabouts then at the end of Pound Lane turn left onto Marlow Road / Henley Road A4155 then turn right onto Beechwood Drive, the properties are on the right-hand side.

Approximate Gross Internal Area
 Lower Ground Floor = 91.0 sq m / 979 sq ft
 Ground Floor = 156.9 sq m / 1689 sq ft
 First Floor = 136.9 sq m / 1473 sq ft
 Second Floor = 87.4 sq m / 941 sq ft
 Total = 472.2 sq m / 5082 sq ft



Lower Ground Floor



Ground Floor



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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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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Particulars dated 07/10/2024. Photographs and videos dated 07/10/2024.

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