

Henley Road, Marlow, Buckinghamshire



A stunning and spacious detached family home

Knight Frank are delighted to offer this amazing property. Ashbourne House is an attractive detached family home situated on the favoured west side of Marlow. The house has been extended and modernised by the current owners to create a wonderful house with excellent reception space and generous bedroom accommodation arranged over three floors. To the front of the property there is a large driveway which provides parking for several cars and access to the integral garage.

The property comprises six bedrooms, four bathrooms, four receptions and a wonderful open plan kitchen/dining room and a utility.



Offers in excess of: £2,750,000

Tenure: Freehold

Local authority: Buckinghamshire County Council

Council tax band: G

Services: All Mains services

The property

On entering the property, the entrance hall is bright and welcoming, with beautiful ceramic floors. To the left of the hall, Crittall-style doors open into the family room, with a door leading through to the snug/additional study space. To the other side of the hallway at the front of the house is a large study with a secret door opening into the integral garage. The sitting room is an elegant room located at the back of the house. It has an attractive open fireplace, whitewashed beams, and French windows open on to the south-facing terrace.

The property benefits from a beautiful and recently refitted kitchen/dining/family room overlooks the attractive gardens with full-height Crittall-style doors opening on to the raised terrace. This beautiful space has a large roof light and glazing, making it wonderfully light. The kitchen is well designed with a range of eye and base level storage units, a breakfast bar and Aga. Off the kitchen is the utility room with a separate sink and additional storage, and the downstairs WC completes the accommodation on the ground floor.





The property (continued)

On the first floor, there are four double bedrooms. The principal bedroom suite enjoys views over the rear garden and has fitted wardrobes and a stylish en suite shower room. The guest bedroom has an en suite shower room, and there are two more bedrooms, both of which are served by the family bathroom. On the second floor are a further two bedrooms with a large 'Jack & Jill' bathroom with double sinks and a rolltop bath.





Garden and grounds

Outside, the lovely south-facing rear garden is mainly laid to lawn with a variety of mature shrubs, hedges and trees, providing a high degree of privacy. A raised Porcelain terrace spans the entire width of the house and provides an excellent entertaining space for the summer months.



Situation

The centre of the traditional Georgian market town of Marlow is less than a mile away. It 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, including Sir William Borlase Grammar School in the town itself.

London and national transport networks are easily reachable from Marlow's train station, connecting to Maidenhead and the Elizabeth Line into central London. The M4 and M40 motorways are also accessible nearby. London Heathrow Airport is only 24 miles away.



The kitchen is a fantastic light and spacious space, ideal for a modern family lifestyle.

Situated on the edge of Marlow, within easy reach of the town centre.



Ashbourne House, Henley Road, Marlow

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Approximate Area = 3078 sq ft / 285.9 sq m

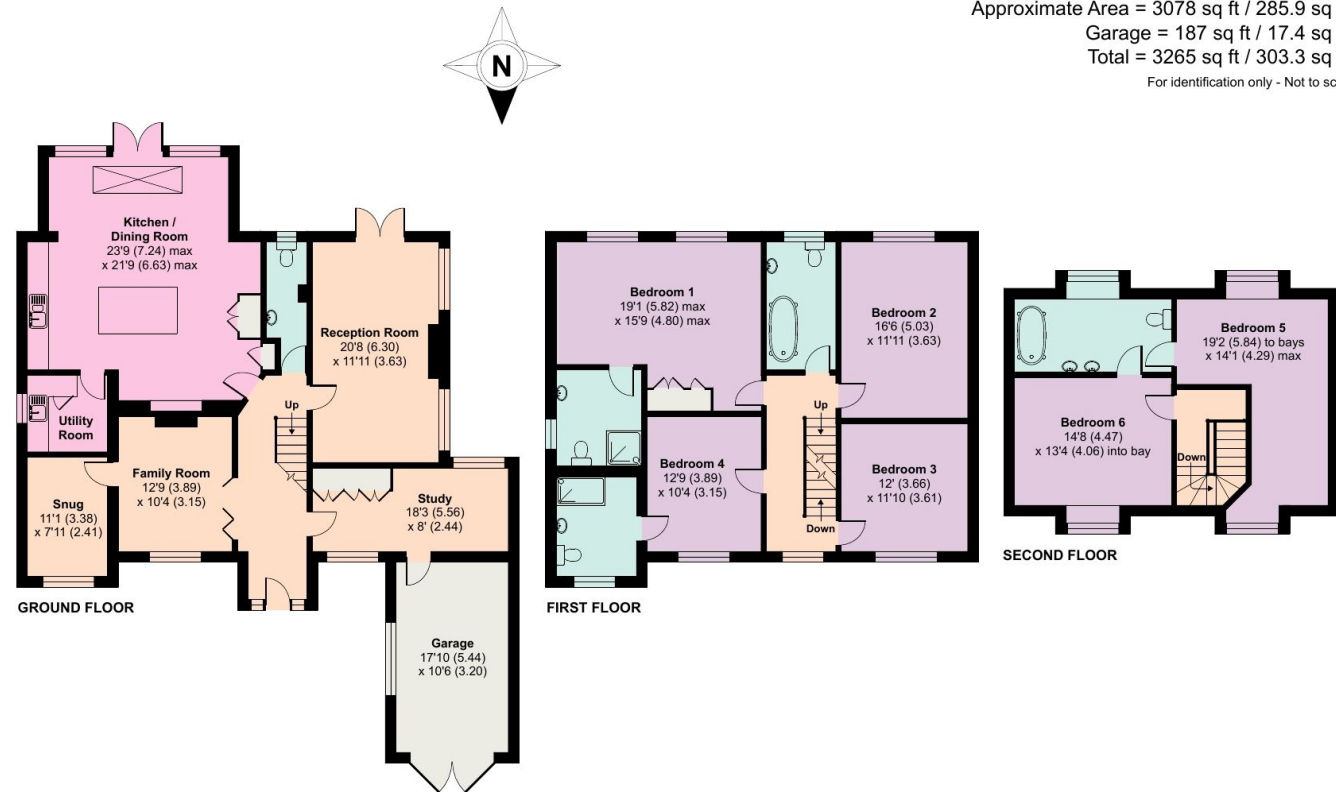
Garage = 187 sq ft / 17.4 sq m

Total = 3265 sq ft / 303.3 sq m

For identification only - Not to scale

Directions (SL7 2BZ)

From the centre of Marlow, proceed southwest along the A4155 Henley/Marlow Road for approximately one mile. Ashbourne House will be found on the left-hand side immediately after the turning to Highfield Park on the right. 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 6.8 miles, the road drops down to Marlow, and Ashbourne House can be found on the right hand side.



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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