

Monks Hood

Medmenham, Marlow, Buckinghamshire





Monks Hood is one of the most desirable properties on Ferry Lane, elegantly appointed and exceptionally spacious.

Marlow 4 miles, Henley-on-Thames 5 miles, Reading 12.6 miles (London Paddington 45 minutes), M40 (J4) 6.7 miles, M4 (J8/9) 10.3 miles
 Heathrow Airport 24.8 miles, Central London 36.2 miles
 (Distances and times approximate).



Summary of accommodation

Reception hall | Library/snug | Orangery | Dining room | Sitting room | TV room | Study | Drawing room | Kitchen/breakfast room with Pantry | Utility

Principal bedroom with dressing room and en-suite bathroom | Bedroom two and four with Jack and Jill bathroom
 Bedroom three with en-suite bathroom | Bedroom five with fitted wardrobes | Bedroom six | Family bathroom | Balcony

Garden and Grounds

Gated property | Double garage | Carport | Patio | Landscaped gardens

In all about 0.6 acres

Situation



The area is well served with road and rail links with easy access via the M4 and M40 to the national motorway network and central London. There is a train service from Henley-on-Thames via Twyford to London Paddington and direct trains run to London from both Reading (12.6 miles) taking about 30 minutes and from High Wycombe (8.8 miles) to London Marylebone taking about 34 minutes.



Heathrow Airport is within an average drive time of 40 minutes and Northolt Private Airport is near J1 of the M40 (25.4 miles).



There is an excellent range of independent schools in the area, including Ludgrove, Wycombe Abbey, Wellington College, Bradfield College, Eton, Queen Anne's School, The Oratory and Davenies in Beaconsfield.



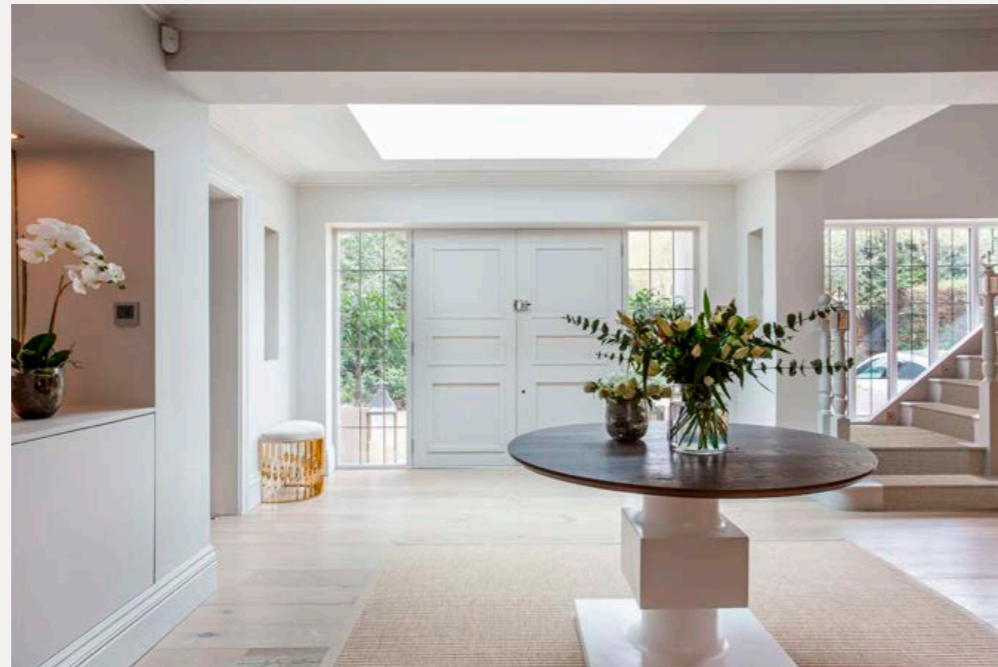
Racing can be found at Ascot and Windsor. Polo is at Guards Polo Club near Ascot and the Royal County of Berkshire Polo Club.



Local fine dining can be found at the Fat Duck at Bray, L'Ortolan at Shinfield, The French Horn in Sonning, The Royal Oak at Paley Street, The Compleat Angler at Marlow, Le Manoir aux Quat'Saisons at Great Milton, and many others in the West End, which is an easy drive.



Boating is on the River Thames accessed via the private wet dock. Marina facilities can also be found at Hambleden (Mill End), Harleyford, Wargrave and Caversham with the Royal Regatta course located at Henley-on-Thames.



Monks Hood

Set within the highly sought-after village of Medmenham, this property enjoys an exclusive and private location amidst secluded landscaped grounds filled with specimen trees giving it a wonderfully green aspect. The tranquil surroundings exude a sense of calm which extends indoors where a soothing palette of neutrals and premium finishes creates a luxurious atmosphere. No expense has been spared in this stunning home, featuring underfloor heating and air conditioning for year-round comfort, premium materials throughout and individually designed reception rooms for both entertaining and family time.

The house substantially extended by the vendor, offers over 5,000 sq ft of accommodation with an open, flowing layout. The central reception hall leads to various living spaces: an inviting library/snug, a 25ft drawing room, a cosy family room, a welcoming study, and a spacious, light-filled orangery at the rear perfect for family gatherings and offering lovely garden views. The kitchen is beautifully appointed with modern conveniences including wine storage, a bar area and integrated Gaggenau appliances. Additional amenities include a utility room and a pantry.

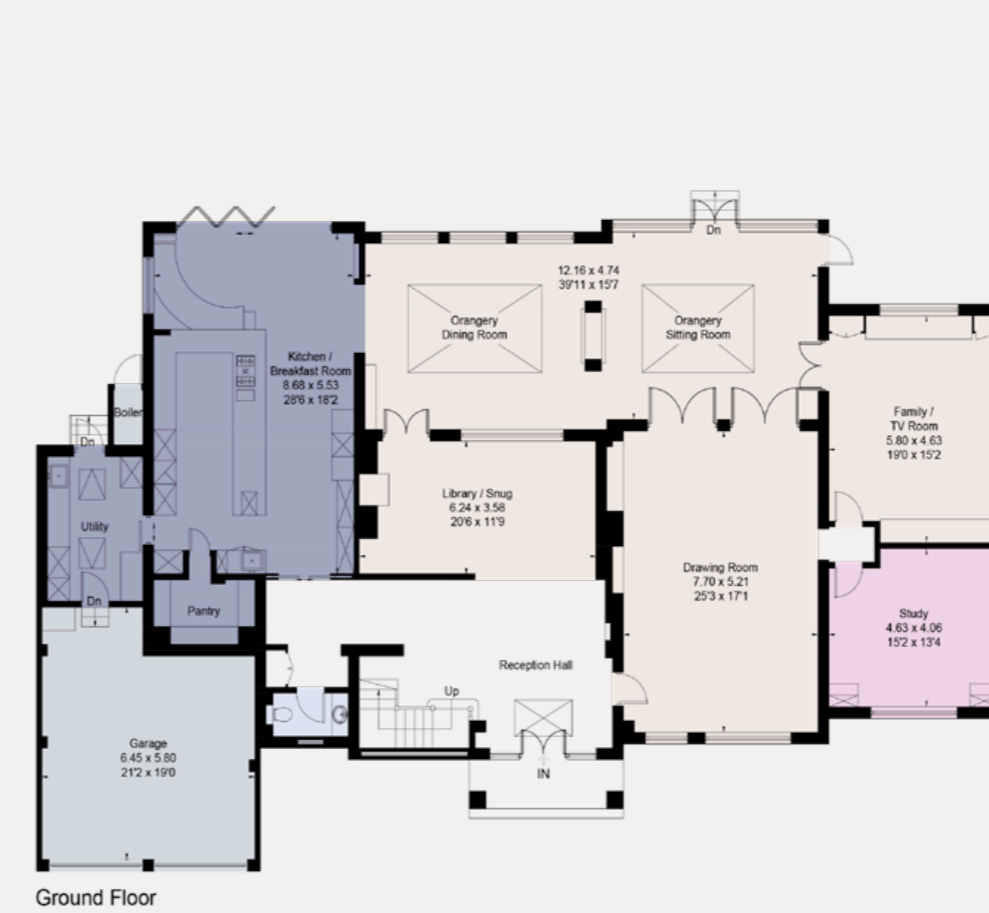
Upstairs, the six double bedrooms are generously sized and immaculately presented, arranged around a central landing that opens onto a balcony with lovely views over the front lawns. The principal suite, measuring 25ft, features a dressing room and luxurious en suite, while three other bedrooms have en suite facilities and access to a separate shower room.







Approximate Gross Internal Floor Area
 House: 472.1 sq m / 5,082 sq ft
 Garage: 33.6 sq m / 362 sq ft
 Boiler/bin store: 3.4 sq m / 36 sq ft
 Total: 509.1 sq m / 5,480 sq ft (Excluding carport/oil tank/void)



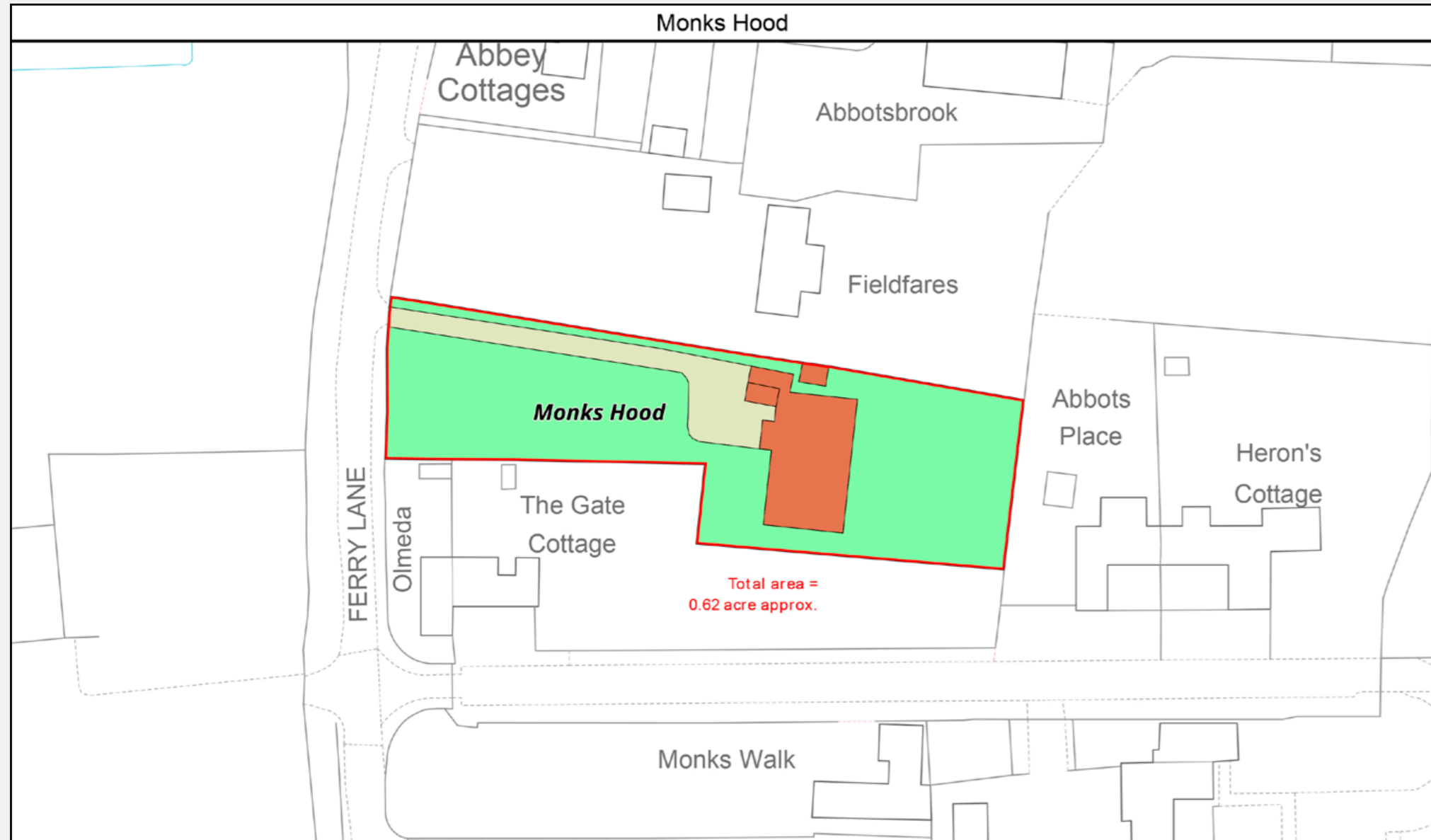
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Outside

The property sits on a private and attractively landscaped 0.62 acre plot, behind imposing electric gates with intercom access. These gates open to a long gravel driveway, a beautifully landscaped garden with impressive willow trees, a double garage, and a detached carport.

The secluded gardens extend to the rear, featuring an open lawn enclosed by mature trees and hedging, and multiple seating areas for enjoying the idyllic outdoor space. The borders are planted with a variety of shrubs and trees throughout.



LDS Ltd Plan Preparation Unit 15, Glenmore Business Park Telford Road Salisbury SP2 7GL (e) planprep@lds-survey.co.uk		Date: 30:10:24 Drawn By: CW Scale: 1:800 @ A4 Plan Ref: 19397	Title: Monks Hood
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Property Information

Services:
Mains electricity, gas and drainage

Tenure:
Freehold.

Local Authority:
Buckinghamshire Council

Council Tax:
Band H

EPC:
Band D

Postcode:
SL7 2EZ

what3words:
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Viewings:
All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.

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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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