



MULBERRY HOUSE

Marlow SL7



A FAMILY HOME WITH COUNTRYSIDE VIEWS

Mulberry House is a wonderful bespoke family home, beautifully designed and generously proportioned. It offers stylish, flexible living spaces ideal for modern family life.



Local Authority: Wycombe District Council

Council Tax band: G

Tenure: Freehold

Services: All mains services

Guide Price: £2,500,000



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The property is entered through a welcoming reception hall, with doors leading to the principal reception rooms and stairs rising to the first floor. The reception space includes a generous sitting room with a large fireplace, a bay window and separate French doors opening to the rear garden, as well as double doors connecting to the dining room. There is also a study and a delightful triple aspect family room fitted with shelving and storage. A second entrance from the front drive leads into a large hall/boot room and the second family room/sitting room. This area can also be accessed from the kitchen, offering excellent potential to create a self contained annexe. Mulberry House features a delightful kitchen/breakfast room that opens into the dining room and orangery. The kitchen is fitted with a range of wall and base mounted units, a breakfast bar, a range cooker and integrated appliances including a dishwasher, fridge and freezer.







THE PROPERTY (CONTINUED)

There is ample space for a dining table, and the room flows through to the orangery, which provides an additional dining area. This light and airy space offers lovely views over the rear garden and terrace. To the rear of the kitchen is a utility room with a door to the outside. The first floor offers five bedrooms, a family bathroom and a spacious landing with extensive built in storage. The principal bedroom features a generous en suite with both bath and shower, fitted wardrobes and large picture windows overlooking the garden and open countryside beyond. The second bedroom also benefits from fitted wardrobes and an en suite shower room, while the remaining three bedrooms each include fitted wardrobes. Completing the accommodation is an integrated guest suite, accessed from the boot room via a spiral staircase, providing a double bedroom with its own en suite shower room.

GARDENS & GROUNDS

The grounds of the property are a real highlight, featuring an attractive front drive with ample parking. The fantastic rear garden includes a large terrace running across the back of the house, accessed via two sets of double doors.

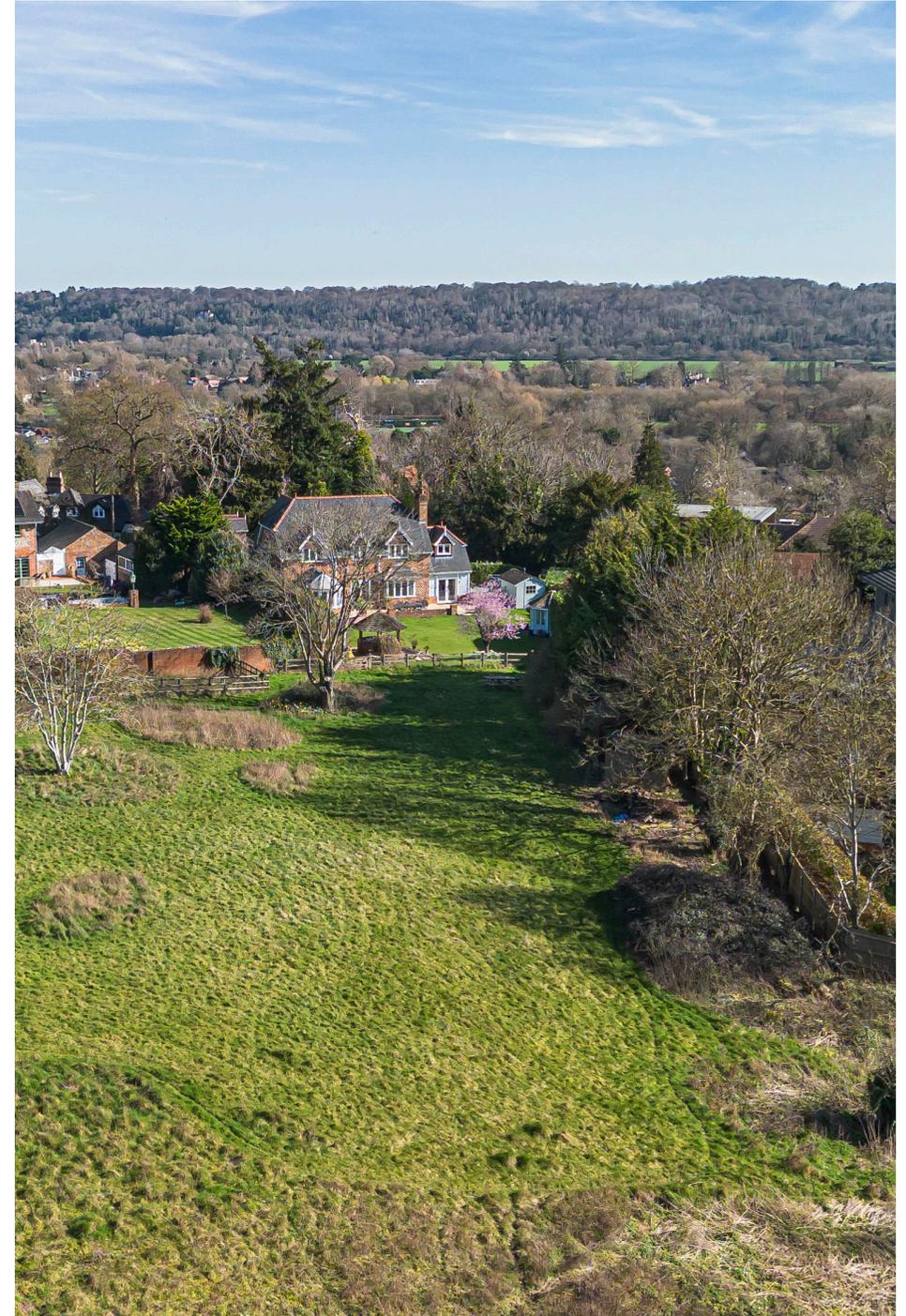
Beyond the terrace lies a generous lawn with tiered, herbaceous borders and steps leading up to a 'Breeze House', creating an ideal space for entertaining. To one side of the garden is a summerhouse and a shed, both with electricity, along with a paved utility area behind the house accessed from the kitchen and utility rooms. At the far end of the garden, through gated access, is a large paddock with a mix of wildflower meadow and lawn—an exceptionally tranquil setting.



SITUATION

Mulberry House is situated to the West of the popular Thameside town of Marlow at the top of Highfield Park and enjoys elevated views over open countryside. The town is situated on the banks of the River Thames and the area is surrounded by a designated Area of Outstanding Natural Beauty. The property is well placed for access to the M40 motorway at High Wycombe (J4) and for rail connections to London Marylebone and Paddington from Marlow. Heathrow airport is approximately 25 miles away with central London a further 10 miles. Marlow town, just under a mile away, has numerous restaurants, shops and recreational facilities whilst the larger centres of Maidenhead, Oxford and High Wycombe are also easily accessible for a further range of amenities.

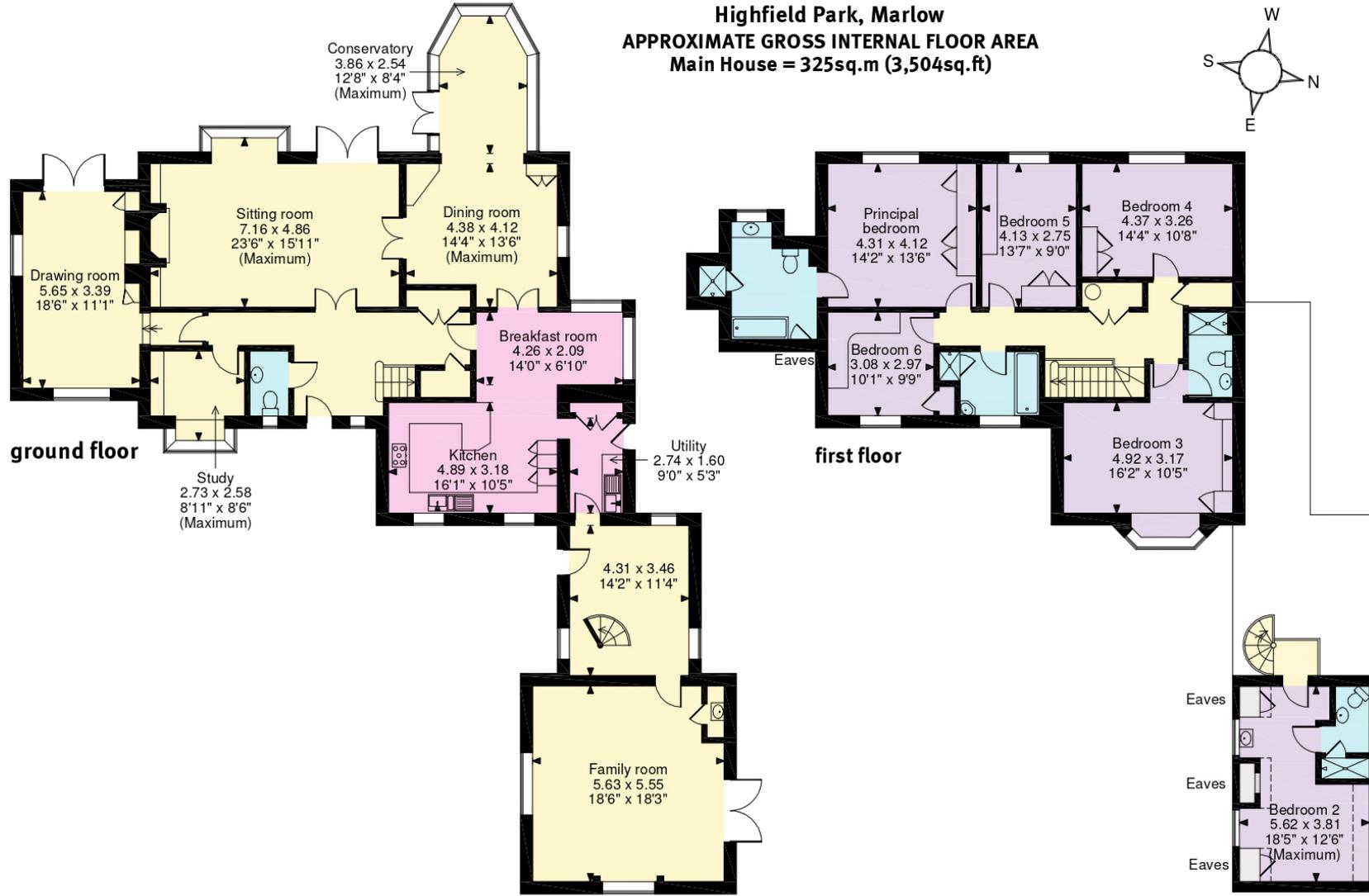
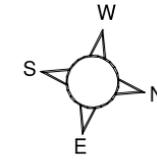
Schools in the area include Wycombe Abbey for girls, Sir William Borlase's Grammar School in Marlow, The Royal Grammar School at High Wycombe, St. Piran's in Maidenhead, Eton College and St Mary's School, Ascot.







Highfield Park, Marlow
APPROXIMATE GROSS INTERNAL FLOOR AREA
Main House = 325sq.m (3,504sq.ft)



□ □ □ □ Denotes restricted head height

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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. (ID767266)

We would be delighted
to tell you more.

Matt Davies
01491 844 903
matt.davies@knightfrank.com

Knight Frank Henley
20 Thameside
Henley-on-Thames RG9 2LJ

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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