



MARLOW LODGE, STATION ROAD

Marlow SL7



A SUBSTANTIAL VICTORIAN HOME RICH IN CHARACTER

A surprisingly secluded and beautifully updated home blending charm with modern living, ideally located close to the town centre, River Thames and train station.



Local Authority: Wycombe District Council

Council Tax band: H

Tenure: Freehold

Services: All mains services

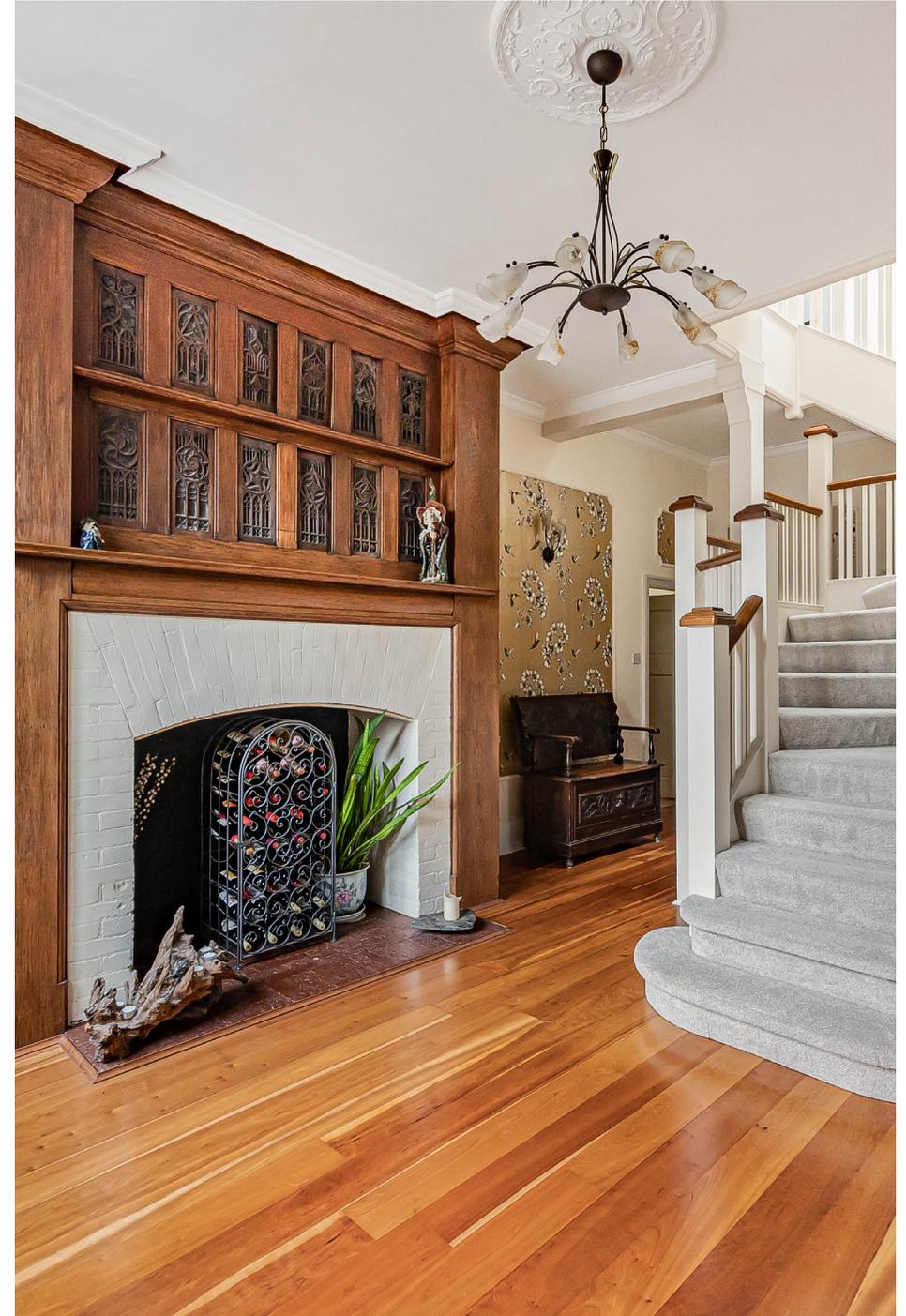
Offers in excess of: £2,850,000



MARLOW LODGE

With its high ceilings and fine proportions Marlow Lodge has been sympathetically updated throughout, although still retaining many original features.

The welcoming reception hall leads to the striking formal dining room and the separate drawing room, each centred around magnificent fireplaces, along with a family room, study, and cloakroom with WC. The kitchen and breakfast room with vaulted ceiling, is well appointed with premium appliances and two sets of bifold doors opening onto the garden, creating seamless indoor-outdoor entertaining. Upstairs is a principal suite with en-suite bathroom and dressing room, a further four double bedrooms and two family bathrooms both with bath and shower. The dressing room also has independent access from the landing allowing it to be used as a nursery or further double bedroom.







SITUATION

Marlow is a picturesque town on the River Thames, known for its vibrant High Street, independent boutiques, and a wide range of restaurants including high-end dining by Michelin starred chefs Tom Kerridge and Atul Kochar.

The town is situated on the banks of the River Thames, and the area is surrounded by a designated area of outstanding natural beauty. Marlow is well placed for access to M40 and M4 motorways, Heathrow Airport, and easy rail access to central London including the Elizabeth Line at Maidenhead.

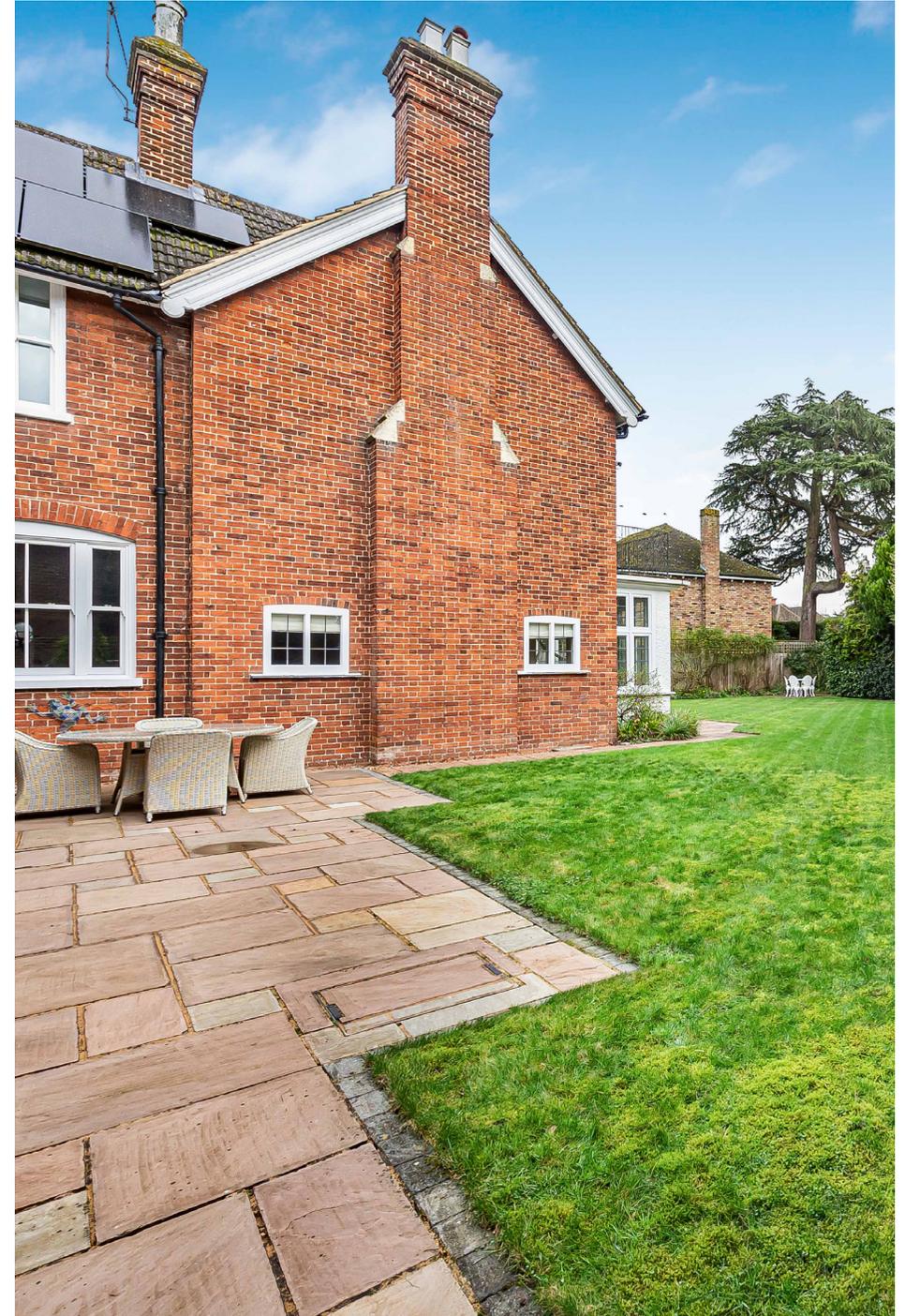
There is an excellent range of schools in the area, both grammar and independent, including Sir William Borlase Grammar School in Marlow, The Royal Grammar School and Wycombe High School at High Wycombe.



GARDENS & GROUNDS

The majority of the gardens lie to the rear of the property, where the striking white rendered elevations create an elegant backdrop, complemented by a first floor balcony and a charming loggia accessed from the two main reception rooms. The lawned garden, bordered by mature trees and fencing, offers an excellent degree of privacy. Several seating areas allow you to enjoy the surroundings throughout the day, including a newly created terrace adjoining the kitchen extension. A useful garden store is also provided.

To the front, a large gravel driveway offers generous off road parking for several vehicles and leads to a detached double garage.







**Approximate Gross Internal Area 4182 sq ft - 388 sq m
(Excluding Garage)**

Ground Floor Area 2426 sq ft – 225 sq m

First Floor Area 1756 sq ft – 163 sq m

Garage Area 320 sq ft – 30 sq m



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.

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