



Spinfield Park, Marlow, Buckinghamshire

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# A lovely family home with delightful gardens.

Knight Frank are delighted to offer this detached family home, situated in a lovely quiet residential area on the outskirts of Marlow. The house is half a mile from the centre of Marlow and is in the catchment area for Spinfield Primary School and Sir William Borlase Grammar School.

The accommodation comprises four bedrooms, two bathrooms, a sitting room, a dining room, a study and kitchen with a central island.

The property has a lovely southwest facing garden with mature hedging and shrubs providing a sense of privacy.



**Guide price:** £1,500,000

**Tenure:** Freehold

**Local authority:** Wycombe District Council

**Council tax band:** G

**Services:** All mains services.

## The property

On entering the property, the hallway leads through to be bright reception room with its large window overlooking the front garden and attractive fireplace providing a lovely focal point.

The dining room/family room lies off the sitting room and has French windows opening onto the patio and garden beyond. The study lies adjacent to the sitting room and connects to the beautifully fitted kitchen with its large central island, an extensive range of wall and floor units under quartz worktops. The integral garage is accessed via the kitchen and the downstairs WC completes the accommodation on the ground floor.

Stairs rise to the first-floor landing with access to the principal bedroom which is dual aspect with views over both the front and rear garden. There are a further three bedrooms which are served by the family bathroom and separate shower room.





## Garden and grounds

To the front there is a gravel driveway providing parking for at least two cars and providing access to the integral, single garage. The back garden is beautifully planted with a wide variety of mature shrubs and trees with a lawned area. The large patio makes the most of the southerly aspect and provides a lovely place to sit, ideal for al fresco entertaining and enjoy the garden.



## Situation

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

London and national transport networks are easily reachable from Marlow's own 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.





## Directions

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, turn left into Highfield Park. Take the first turning to the right and then the second left onto Spinfield Park, the property can be found on the right at the bottom of the road, past a central grassed area.





The property is set in delightful gardens with mature planting providing a great sense of privacy.



## Spinfield Park, Marlow

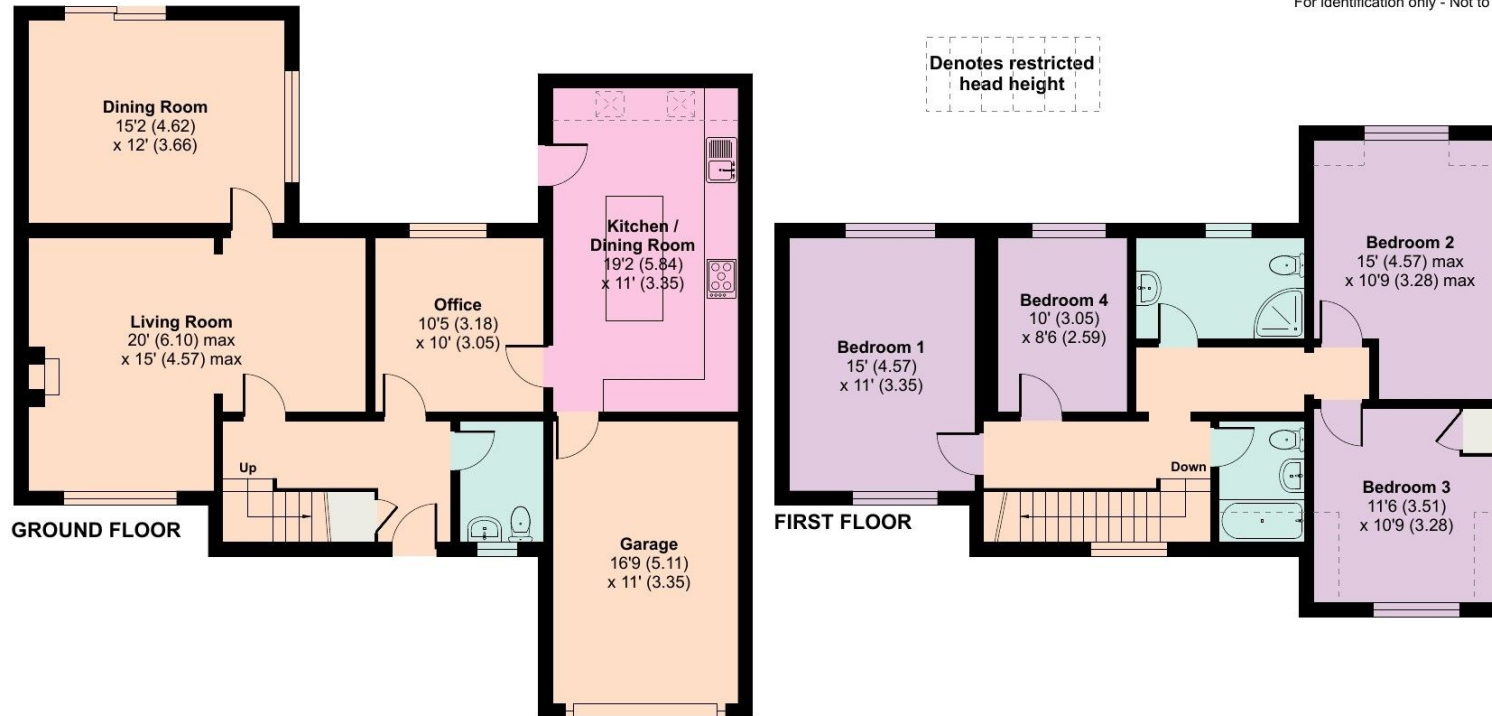
Approximate Area = 1692 sq ft / 157.2 sq m

Limited Use Area(s) = 57 sq ft / 5.3 sq m

Garage = 184 sq ft / 17 sq m

Total = 1933 sq ft / 179.5 sq m

For identification only - Not to scale



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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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Particulars dated October 2023. Photographs and videos dated October 2023.

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