



BEECHWOOD DRIVE, MARLOW

SL7



FAMILY HOME IN THE HEART OF MARLOW

Pipers Moon is located in a peaceful setting within a private gated drive. The house is arranged over three floors with beautifully landscaped gardens, close proximity to Marlow.



Local Authority: Buckinghamshire County Council

Council Tax band: H

Tenure: Freehold

Services: All mains



THE PROPERTY

The layout comprises a expansive drawing room, dining room, snug, and kitchen/breakfast/family room accessed from a spacious central hallway with cloakroom/WC and separate utility. French doors from the drawing room and family room open onto a raised terrace, overlooking the wonderful garden. The kitchen is a particular highlight, with its granite work surfaces, modern white matt cabinets and premium Miele appliances.







THE PROPERTY (CONTINUED)

The bedrooms are arranged over the first and second floors, including a principal bedroom with en suite shower room, a dressing room and private balcony, with three further en suite bedrooms on this floor. Tucked away on the top floor of the house is another well-proportioned bedroom, shower room and conveniently placed games room. The top floor is ideal for older children or as a separate guest or staff space.

SITUATION

Beechwood Drive is a highly desirable no-through road situated about one mile from Marlow's vibrant high street. The town offers a superb range of retailers, with an eclectic mix of local independent and national names. There are numerous bars, cafes and restaurants dotted around the town offering destinations for any occasion. The town itself is situated on the banks of the river Thames and the Thames Path follows the river through the town. Just outside the town, the area opens out to glorious countryside and a designated Area of Outstanding Natural Beauty. Outdoor pursuits are numerous, as are golf, football, cricket and rugby clubs. Being a popular location for young families, Marlow offers numerous schooling ranging from prep schools to secondary schools, such as Sir William Borlase's Grammar School and Great Marlow

For commuters, the town has a train station to Paddington (via Maidenhead, with the new Elizabeth Line operating), with fast trains also accessible from High Wycombe providing a 25-minute journey into London Marylebone. The M40/M4 motorways are accessed from the A404 which passes the town.



GARDENS & GROUNDS

The rear garden has a paved terrace with steps leading down to the lawn, mature trees on the boundaries provide excellent privacy. The garage building has a fully plumbed utility and laundry room, and the room above makes a perfect work-from-home space. Pipers Moon is accessed through a private gated entrance situated on a quiet cul de sac. There is a superb, raised terrace overlooking a well-maintained landscaped garden to the rear complemented by mature planted shrubs and hedges, laid to lawn. The property also benefits from ample parking available on a block-paved driveway within a gated entrance which leads up to a detached double garage.

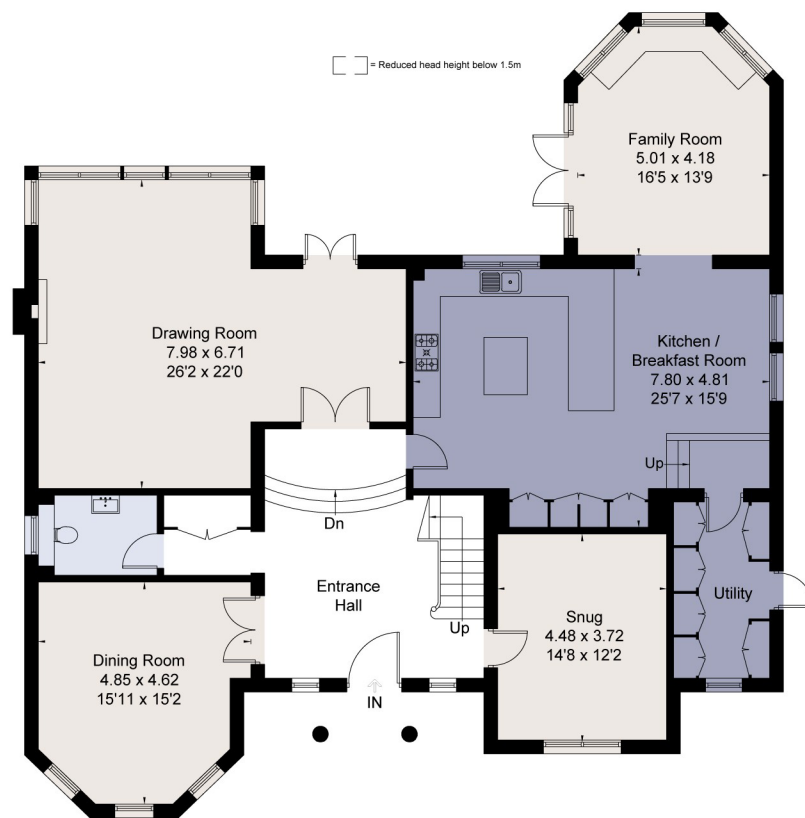
DIRECTIONS (SL7 2DH)

From Henley go over the bridge continue straight on the Henley Road A4130 for 4.3 miles, follow Hurley Lane to A404 for 0.8 miles, continue on A404 to Marlow. At the roundabout take the first exit onto Pound Lane. Go through two roundabouts, then turn left onto Henley Road, continue on Beechwood drive the property can be found at the end of the cul-de-sac.

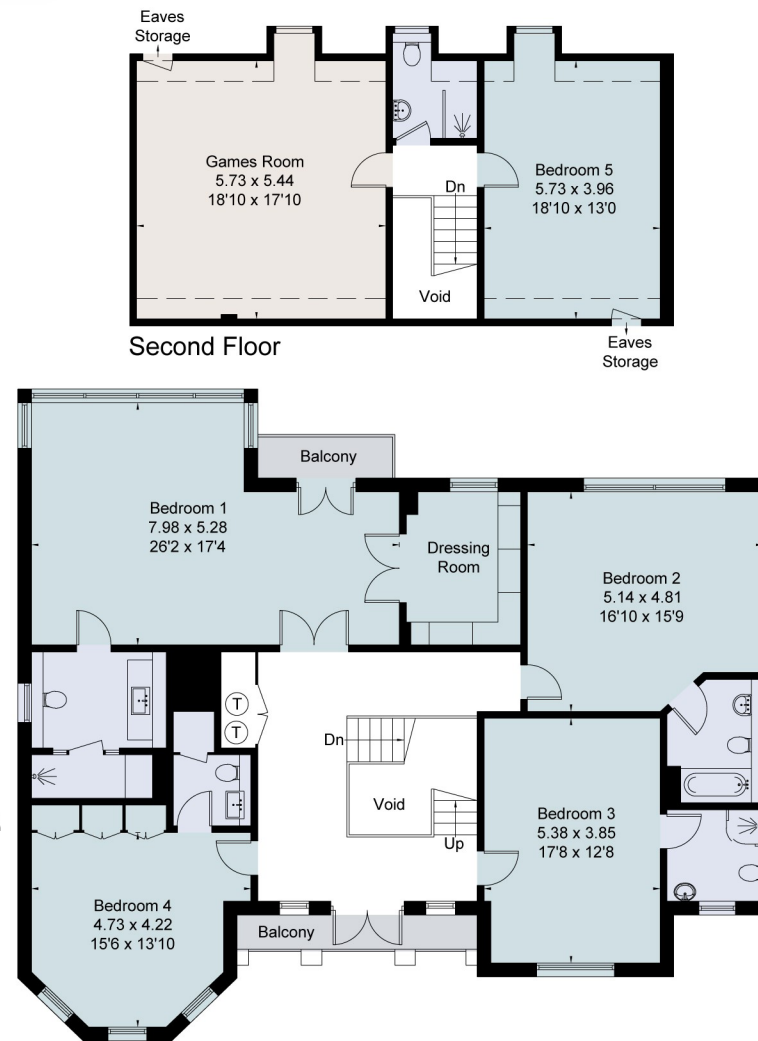




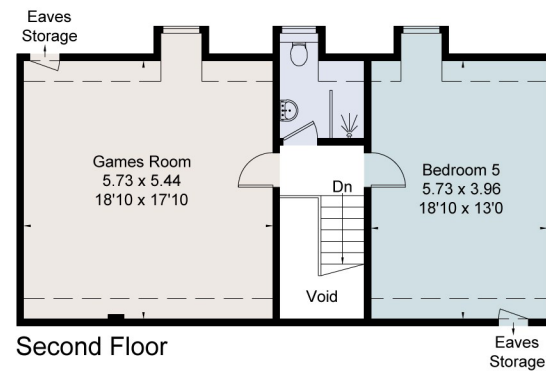




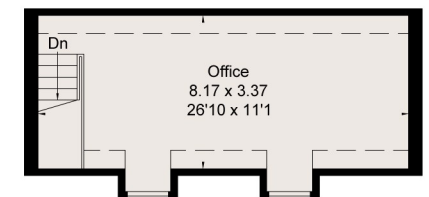
Ground Floor



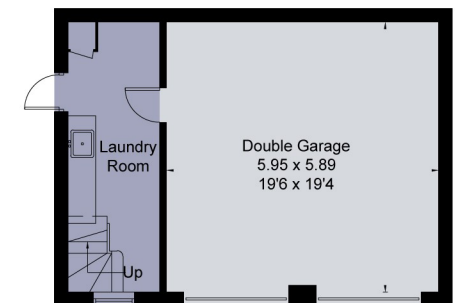
First Floor



Second Floor



Garage - First Floor



Garage - Ground Floor
(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 294311

Approximate Gross Internal Area = 416.2 sq m / 4480 sq ft (Excluding voids)
Garage = 76.2 sq m / 820sq ft
Total = 492.4 sq m / 5300 sq ft

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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