

# HIGHCREST HOUSE

MARLOW | BUCKINGHAMSHIRE







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M40 (J4) 3.9 miles | Henley-on-Thames 6.7 miles | M4 (J8/J9) 7.6 miles | Central London 33 miles  
(All distances are approximate)

*'An impressive Thames Valley home with far reaching views,  
in an Area of Outstanding Natural Beauty.'*

## Accommodation

**Upper Ground:** Reception hall | Drawing room | Principal bedroom suite with dressing room and en suite bathroom  
Guest bedroom suite with dressing area and en suite bathroom | WC

**Lower Ground:** Dining hall | Kitchen / Breakfast room | Pantry | Utility room | WC | Guest bedroom / Garden room  
with en suite shower room | Further bedroom suite with en suite shower room | Two further bedrooms  
Family bathroom

**Annexe:** Kitchen / Living room | Bathroom | Bedroom

**Outside:** Garage | Outdoor swimming pool | Formal and lawned gardens | Meadow

**In all about 1.83 acres**



**Viewing by appointment only.**

These particulars are intended only as a guide and must not be relied upon as statements of fact  
Your attention is drawn to the Important Notice at the back of the brochure.



# SITUATION

Highcrest House is situated on the outskirts of the Chiltern town of Marlow, bordering the Greenbelt, in a designated Area of Outstanding Natural Beauty. Marlow has plenty of amenities including a comprehensive range of shops and excellent

public houses, cafés and restaurants, including the Two Michelin starred The Hand and Flowers only a short walk away from Highcrest House. There is a wide range of both state and public schools in the area for all ages, including the renowned

Sir William Borlase School in the town itself. Recreational facilities include golf at Harleyford and Temple, racing at Windsor and Ascot and of course many river pursuits for rowing, kayaking and leisure craft.





# HIGHCREST HOUSE

Highcrest House is nestled on the side of a valley, approached via electric gates down a long drive to a large turning circle to the front of the house, with a large portico covered entrance at the front door. The house is designed to fit into the hillside and appears unassuming from the front entrance. All of the principal rooms having stunning views over the Thames Valley to the rear of the property.

The front door, flanked by Corinthian columns, opens into a magnificent reception hall featuring soaring ceilings and a stunning Louis XVI marble fireplace sourced from Paris. The drawing room showcases another marble fireplace and boasts large French

windows that lead to the roof terrace, offering views of the rear gardens and the southern horizon. The upper ground floor roof terrace is elegantly adorned with Bath stone balustrading by Hadden Stone and features an expansive Italian tiled floor.

Leading off from the reception hall is the principal bedroom suite with an impressive dressing room with ornate columns, all wardrobes lined internally with cedar wood. The bedroom has spectacular views over the rear gardens and doors to the roof terrace. The modern en suite bathroom has a large freestanding bath, twin basins, and large shower, all set in Pentelican marble, from Athens. A second bedroom on this floor,

with en suite bathroom and dressing area, also has similar spectacular views over the valley and access to the roof terrace.

The sweeping staircase has beautiful, polished barley twist spindles and leads down to the dining hall, perfectly located off the kitchen, for entertaining. The bespoke kitchen/breakfast area has limed ash kitchen units with maple and Quartz worktops, two Gaggenau ovens and a substantial sized fridge/freezer. The breakfast area has an incredible bay window overlooking the gardens. Just off the kitchen is a large pantry and an immaculate utility room, with access to the courtyard.



Adjacent to the dining room is an elegant study showcasing a stunning marble fireplace. Continuing down the corridor on this floor, you'll find two guest bedrooms sharing a family bathroom, along with a guest bedroom suite that includes an en suite shower room and charming French doors leading to the gardens.







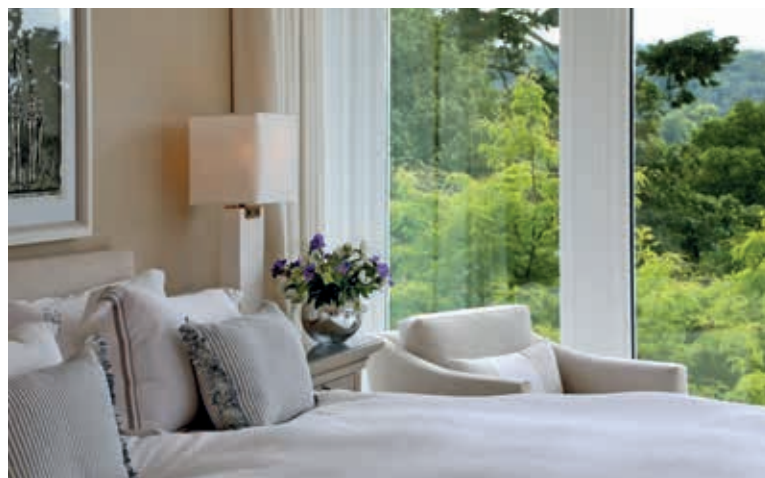
*'The drawing room showcases a Louis XVI style marble fireplace and boasts large French windows that lead to the roof terrace.'*







*'Leading off the reception hall is the principal bedroom suite featuring an impressive dressing room and Corinthian columns.'*







*'A second bedroom, with en suite bathroom and dressing area, has spectacular views over the valley and access to the roof terrace.'*







*'The swimming pool features a number of relaxing lounge areas, including a beautiful stone gazebo.'*







*'A beautiful Cherry wood staircase leads down to the dining hall, which is perfectly located off the kitchen, ideal for entertaining.'*





# GARDEN AND GROUNDS

The gardens are beautifully landscaped with a mix of herbaceous borders, immaculate lawns, wild flower meadow and fruit tree orchard. They offer fantastic views of the countryside beyond.

There are plenty of spaces for entertaining and alfresco dining on the large terrace, which wraps around the back of the house. The swimming pool features beautifully crafted mosaic tiles. A number

of relaxing seating and lounge areas are positioned around the pool, including a beautiful stone gazebo seated area. **In all about 1.83 acres**





# GUEST ANNEXE

The guest annexe, which is ideal for guests or staff, provides an open plan living room with a kitchenette and breakfast bar, as well as a bathroom on the ground floor, with a bedroom on the first floor. The annexe backs onto a garage with space for two cars.



# GENERAL REMARKS

## SERVICES

Mains gas, mains water, mains drainage, air conditioning and underfloor heating. Redcare alarm system.

## EPC RATING

Rated C

## DIRECTIONS

What3words: ///encourage.humidity.discusses

## COUNCIL TAX

Band H



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FLOOR PLAN

