



STABLES COURT, MARLOW, SL7





# A SUPERB DETACHED FAMILY HOME

Situated in a peaceful cul-de-sac, this property has been owned by the same family for nearly 20 years. The house is immaculately presented and offers generous living accommodation.



Local Authority: Buckinghamshire County Council

Council Tax band: G

Tenure: Freehold

Services: All mains services

Guide price: £1,750,000





## THE PROPERTY

Upon entering, you are greeted by a reception hall that leads to three reception rooms, a kitchen/breakfast room, a cloakroom, office and stairs that ascend to the first floor. The sitting room features a dual aspect, an attractive stone fireplace, and a wood-burning stove. French doors open to the side of the property, opening out on to a decked terrace that serves as an ideal space for al fresco entertaining.

The dual-aspect kitchen is equipped with a range of contemporary white units beneath granite worktops. It includes several integrated appliances, such as two ovens, a gas hob with an extractor fan, and a larder cupboard. A door at the rear leads to the utility room, which accommodates a washing machine and dryer and features additional storage units. This room also provides access to the rear garden.











## THE PROPERTY (CONTINUED)

The stairs lead you to a lovely, light and spacious galleried landing that gives access to the bedrooms. The principal bedroom features fitted wardrobes and an en suite bathroom. Additionally, there are four more bedrooms (three of which have fitted wardrobes) and a family bathroom that can be accessed from one of the bedrooms and the landing, incorporating a Jack and Jill entry.

### DIRECTIONS (SL7 2JD)

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 7 miles as the road drops down to Marlow turn left on to Spinfield Lane, continue and then turn left in to Spinfield Mount, there is a left turn into Stables Court and No.3 is on the right.

What3Words: ///field.desire.slept







## GARDENS AND SITUATION

At the front of the property, you will find a brick-paved driveway leading to the double garage, with a side gate providing access to the rear garden. The front garden features a lawn area planted with mature shrubs. The south-west facing rear garden is bordered by mature hedging and is mainly laid to lawn, complemented by a paved area that spans the width of the property. A fabulous, decked terrace with balustrades is situated to the side of the house. A gate at the back of the garden opens on to a private footpath that leads to delightful walks throughout Happy Valley and the surrounding countryside.

The property is situated to the west of Marlow which is situated on the banks of the River Thames, and the area is surrounded by an Area of Outstanding Natural Beauty. There is easy access to the M40 motorway at (J4) and for rail connections to London Marylebone and Paddington. Marlow 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.









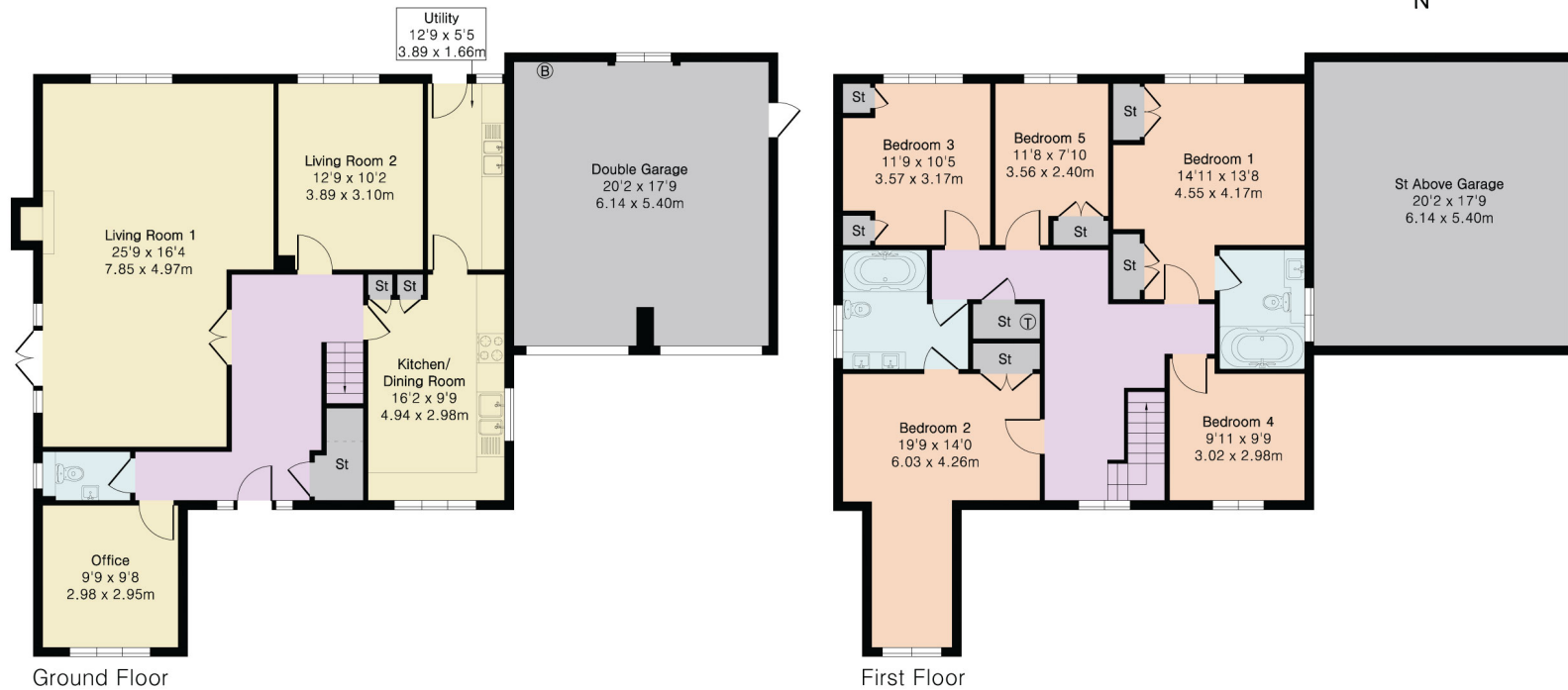




## Approximate Gross Internal Area 2848 sq ft - 264 sq m

Ground Floor Area 1444 sq ft – 134 sq m

First Floor Area 1404 sq ft – 130 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  
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