

3 The Grove Harleyford, **SL7**





An immaculate and unique double lodge on a coveted private estate, golf club and an award winning marina.



Marlow 2 miles, Henley-on-Thames 6 miles, High Wycombe 7 miles (direct trains to London Marylebone), Maidenhead 8 miles (direct trains to London Paddington), Oxford 25 miles, Central London 35 miles, Heathrow 20 Miles (All distances are approximate)

The Property

Harleyford Estate is one of the most beautiful private country estates in the South of England. Steeped in history and nestling on the banks of the River Thames, near Marlow, Buckinghamshire, this wonderful location offers a perfect blend of leisure and tranquillity. The property has been recently re-furbished to a very high standard and creates a beautifully presented country lodge enjoying outstanding views over this sought-after private estate. This lodge is unique as it was the only double one built, and so is extra special. The Harleyford Estate offers a high degree of security with a gated entrance which is manned 24 hours making it a perfect second home or “lock up and leave”.

The property boasts spacious and bright accommodation throughout. Enter through the property into a large vaulted entrance hall with double doors to the outside terrace offering lots of light. On the right along the hall brings you to the double aspect kitchen/dining/family room with a feature log burner and wonderful views over the landscaped grounds. This is a perfect space for family gatherings and entertaining and has double doors leading onto the terrace. The kitchen area comprises of a spectacular high-tech premium design German Bulthaup kitchen, with an abundance of storage and a central island. Along the hall on the left is another bright sitting room again overlooking the grounds and houses a feature wood burner. Also on the ground floor there is a communications room, a downstairs shower room, laundry room, plenty of under stairs storage and underfloor heating.

There are 2 staircases either side of the hall, the first leading up to the principal bedroom suite, with a dramatic vaulted ceiling and double doors which open onto the large balcony. There is wall to ceiling storage and a high specification en suite with a bath, a walk in shower and a double sink. Again with a vaulted ceiling.

The other staircase leads to the generous sized guest suite with the vaulted ceiling and balcony overlooking the grounds and an en suite bath and shower room. There is a further double bedroom.

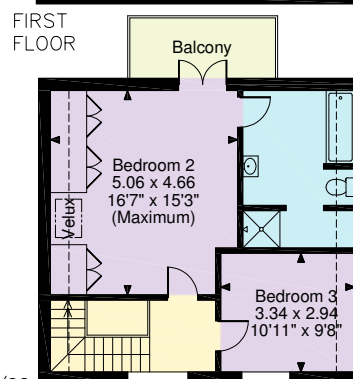
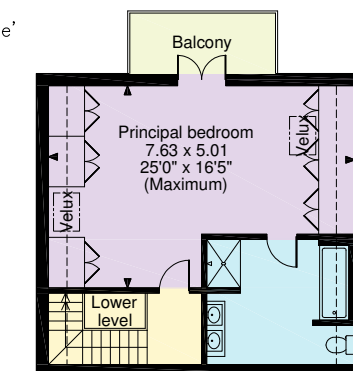
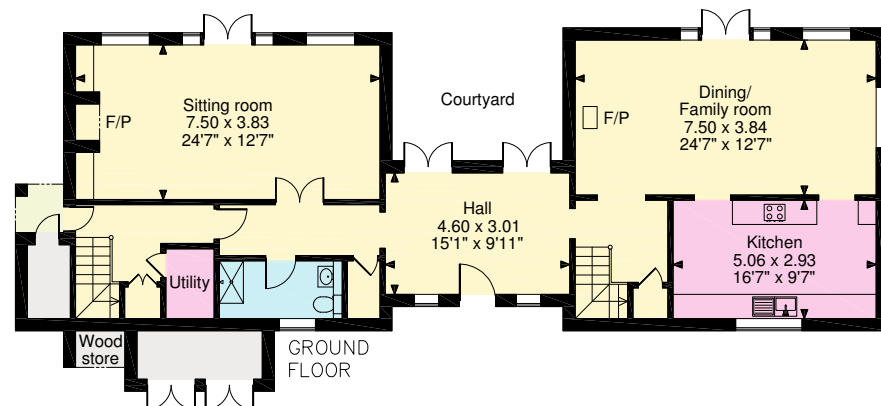
Leasehold 125 years from March 1995 (11 months occupancy restriction).

Situation

The Harleyford Estate is a highly regarded country and golfing estate with a handsome Grade I listed Georgian Manor House designed by Sir Robert Taylor within the grounds. The River Thames adjoins the estate giving residents and members access to the Thames Path, with Marlow town centre being a pleasant mile-and-a-half walk along the riverbank. The estate itself offers a wonderful, semi-rural get away with Marlow town just along the river and offering a superb range of retailers, with an eclectic mix of local independent and national retailers. There are numerous bars, cafes and restaurants dotted around the town offering destinations for any occasion.



The Grove, Harleyford Henley Road, Marlow
 APPROXIMATE GROSS INTERNAL FLOOR AREA
 Main House = 206sq.m (2,216sq.ft)
 Outbuilding = 6sq.m (61sq.ft)
 Balcony external area = 11sq.m (118sq.ft)
 Total = 212sq.m (2,277sq.ft)
 Quoted Area Excludes 'External Courtyard & Wood Store'



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The Donald Steele designed 18-hole golf course at Harleyford winds through the landscaped estate. The club house provides dining and bar facilities. For commuters, the town has a train station to Paddington (via Maidenhead) and the M40 and M4 motorways are accessed from the A404(M) which passes the town.

Garden and Grounds

The rear of the property has a terrace which runs the full width of the lodge offering excellent space for al fresco dining. This terrace overlooks the wonderful and peaceful grounds of Harleyford. There is a shed, a log store and further useful storage.

Directions (SL7 2SN)

The entrance to the Harleyford Estate is about a mile south of Marlow along the Henley Road (A4155). Enter through the security gates and proceed down along the main drive. Take the first turning on the right and follows signs to The Grove. Number 3 can be found after a short distance on the left hand side.

Services

Mains electric and water.

Local Authority

Buckinghamshire County Council

Viewing

Strictly by prior appointment with Sole Agents, Knight Frank LLP

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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 September 2020.. Photographs and videos dated September 2020.

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