



**10 HOME WOOD, HARLEYFORD**  
**PRICE: £575,000 LEASEHOLD**

**am** ANDREW  
MILSON

**10 HOME WOOD  
HARLEYFORD  
HENLEY ROAD  
MARLOW  
BUCKS SL7 2SW**

**PRICE: £575,000 LEASEHOLD**

Enjoying a peaceful and elevated setting with fine views of the Thames Valley and neighbouring golf course, this superb reverse living lodge is well worth an internal inspection

**COMMUNAL GROUNDS:  
BEDROOM ONE WITH ENSUITE  
BATHROOM: BEDROOM TWO:  
SHOWER ROOM: LIVING/DINING  
ROOM: STYLISH KITCHEN: BALCONY:  
DOUBLE GLAZING:  
NEWLY INSTALLED ELECTRIC  
HEATING:  
TWO ALLOCATED PARKING SPACES:  
24 HOUR SECURITY & KEY HOLDING  
SERVICE.**

**TO BE SOLD:** this thoughtfully and stylishly redesigned two bedroom reverse living country lodge is set in the private park-like grounds of this sought after estate with views of the Thames Valley. The grounds adjoin the privately owned Harleyford Golf Club and marina and allows access to a number of delightful walks either up the Chiltern countryside or down the Thames path. Set in lovely surroundings, Marlow has excellent sports and social facilities, a busy High Street with variety of shops and restaurants and a railway station with trains, via Maidenhead, to London Paddington which links to the Elizabeth Line. The M4 and M40 are accessible, via the

Marlow Bypass, at Maidenhead and High Wycombe respectively.

The Lodges provide a high degree of security afforded by gated security lodge and regular security patrols. The Harleyford lodges cannot be occupied overnight during the month of February due to a local planning restriction.

**ENTRANCE PORCH:** with part glazed door to:



**ENTRANCE HALL:** with stairs to first floor, useful **STUDY AREA** with fitted desk, airing cupboard.



**BEDROOM ONE** a front aspect room with fitted wardrobes and cupboards, electric radiator, door to:



**ENSUITE BATHROOM** comprising a tile enclosed bath, separate tiled and glazed shower, vanity wash basin, low level wc, fully tiled walls, frosted window, heated towel rail.



**BEDROOM TWO** a front aspect room with mirror fronted wardrobes, electric radiator.

**SHOWER ROOM** comprising a tiled and glazed shower, vanity wash basin, low level wc, frosted window, tiled floor, heated towel rail.

## FIRST FLOOR



**SUPERB DOUBLE ASPECT LIVING ROOM/DINING ROOM** a light and airy room with part beamed and vaulted ceiling, sliding door opening to **BALCONY** with views across the Thames Valley, wood burning stove on tiled hearth, television aerial point, electric radiators, velux roof light, door offering storage above kitchen, rear aspect window with views over the golf course.



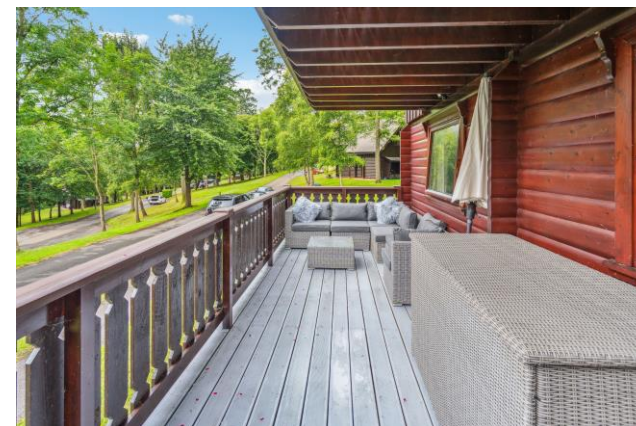
**KITCHEN** fitted with a range of Italian shaker style floor and wall units, granite work surfaces, ceramic hob with oven below, stainless steel sink unit, integrated dishwasher, washing machine, fridge/freezer, wine cooler, rear aspect window providing views over the golf course.

**OUTSIDE** - attached to the property there is a useful utility/store cupboard housing electric metres, power and water softener.

**TO THE REAR** of the property there is an additional log store and shelved store.

**TO THE FRONT** of the property there is a private decked seating area and a pathway leading down to **TWO ALLOCATED PARKING SPACES**.

**OUTGOINGS:** The property is held on a 125 lease from new with a combined ground rent and service charge of £3,276.93 per half year.



**M30800724**      **EPC BAND: TBC**  
**COUNCIL TAX BAND: TBC**

**VIEWING:** Please contact our Marlow office [homes@andrewmilsom.co.uk](mailto:homes@andrewmilsom.co.uk) or **01628 890707**.

**DIRECTIONS:** from our High Street Marlow office turn left at the top of the High Street onto West Street which becomes the Henley Road. Follow the road up the hill and out of town and the impressive entrance to Harleyford Golf Course will be seen on the left hand side.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

Approximate Gross Internal Area  
Ground Floor = 60.1 sq m / 647 sq ft  
(Including External Cupboard)  
First Floor = 53.9 sq m / 580 sq ft  
Total = 114.0 sq m / 1,227 sq ft

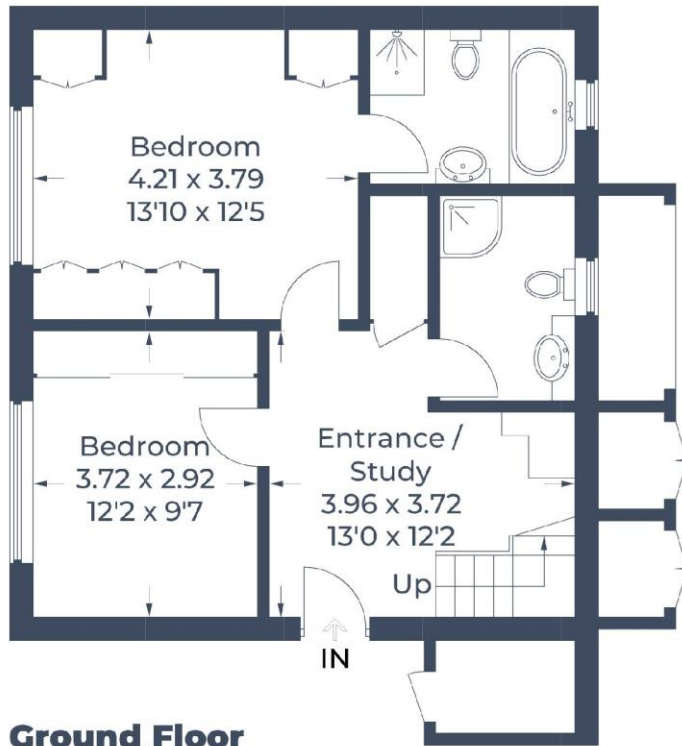


Illustration for identification purposes only,  
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