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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS

4 The Lakes, Harleyford Estate
Marlow SL7 2SL

O.I.E.O. £500,000
Leasehold

4 The Lakes Harleyford Marlow SL7 2SL

A 2 Bedroom Detached Lodge in a
Prestigious Location

- Detached Two Bedroom Lodge Reverse Living Accommodation over Two Storeys
- Living/Dining Room with South Facing Balcony
- Kitchen
- Bedroom One with En-Suite Bathroom
- Further Double Bedroom
- Main Shower Room
- Private Decking Area & Communal Grounds
- Two Allocated Parking Spaces
- Outside Storage
- 11 Month Occupancy
- **NO ONWARD CHAIN**



A Two Bedroom Detached "reverse living" lodge in a lovely position with views to a lake to the front. Located on the prestigious Harleyford development, with private members Donald Steel designed 18 hole Golf Course, thriving social community with Clubhouse and award winning Marina - viewings are highly recommended. Tom Kerridge's The Hand & Flowers 2 Star Michelin Restaurant just a short drive away along and the historic town of Marlow with its excellent selection of shops, bars and restaurants is nearby. The property would benefit from updating/decoration. Offered to the market with **NO ONWARD CHAIN**, early viewings are advised to avoid disappointment. (Eleven month occupancy).

Accommodation

The front door opens into the spacious Entrance Hall and stairs to the first floor. Bedroom One is spacious with built-in wardrobes and benefits from a En-Suite Bathroom with part tiled walls and tiled flooring. Bedroom Two is a Double. The main Shower Room is a white three piece suite. To the First Floor, the Living/Dining area is spacious and bright with vaulted ceiling and exposed beams - a focal point to this room is the wood burning stove. Sliding double doors open onto the large Balcony offering lovely views of the lake. The Living/Dining room is open plan to the fully fitted Kitchen, with a range of modern eye level and base units with complementary worktops over. The property also benefits from a useful storage cupboard with power and plumbing.



Exterior

The lodge offers a private decked veranda with views over the lake. Attached to the rear is a good sized log store, covered bike shed and a lockable garden store with light, power and fitted shelves. There are well maintained Communal Gardens, Marina, Private Golf Course and Clubhouse. There are Two allocated parking spaces.

Situation

Harleyford 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 this beautiful location offers a perfect blend of leisure and tranquillity. At the heart of the Estate lies the 18th Century Grade 1 Listed Georgian Manor House restored to an award winning standard in 1989. Parts of the grounds are attributed to the 18th Century landscape designer Capability Brown and have been designated as An Area of Outstanding Natural Beauty. The riverside town of Marlow is approx. 2.3 miles away and is the perfect place for enjoying the river, shopping with a difference, walking around historical buildings, or taking part in the many sports and recreational activities available within the local area. The railway station in Marlow provides access to London (Paddington via Maidenhead) and access to the M4 and M40 is within a short drive.



Directions

From the offices of **Simmons & Sons** of Marlow proceed out of Marlow along West Street passing Sir William Borlase Grammar School, continue into the Henley Road. Continue along this road turning left into Harleyford Golf Club where a representative of Simmons & Sons will meet you at the Entrance Security Gate House.



Denotes restricted head height

The Lakes, Harleyford, Henley Road, Marlow, SL7

Approximate Area = 866 sq ft / 80.4 sq m
Limited Use Area(s) = 68 sq ft / 6.3 sq m
Store = 24 sq ft / 2.2 sq m
Total = 958 sq ft / 88.9 sq m
Veranda & Balcony = 406 sq ft / 37.7 sq m

For identification only - Not to scale

Council Tax/ Wycombe

Tax Band: E

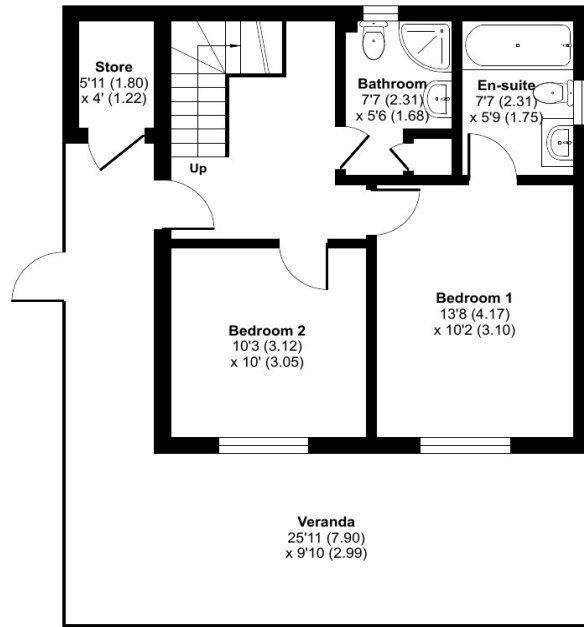
Lease Length: 125 Years from March 1995

Service Charges: £3600.00 P.A

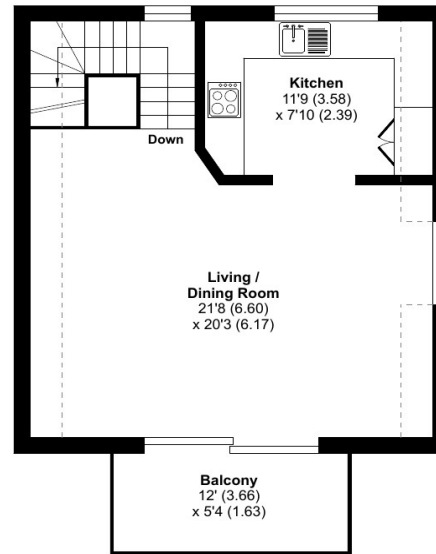
Ground Rent: £2375 P.A.

Sinking Fund: £340 P.A.

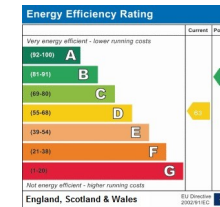
LEASE INFORMATION: This has been provided by the seller. Any buyer entering into negotiations should satisfy themselves with respect to these charges



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2022. Produced for Simmons & Sons. REF: 916994

VIEWINGS - Strictly by appointment with:

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