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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS



13 The Grove

The Harleyford Estate, Henley Road, Marlow, Buckinghamshire SL7 2SN

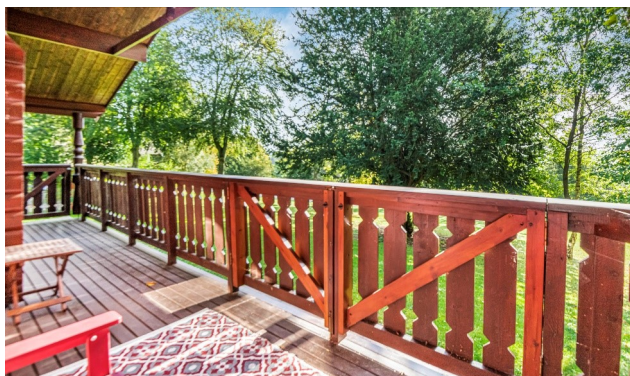
O.I.E.O. £475,000

Leasehold

13 The Grove Marlow SL7 2SN

A Two Bedroom Detached Norwegian Lodge

- Detached Two Bedroom Norwegian Lodge on a Beautiful Private Gated Estate
- Living/Dining Room with Log Burner & Full Length Terrace
- Modern Fitted Kitchen
- Bedroom One with En Suite
- Bedroom Two with Extra Mezzanine Bed Area
- River Glimpses from Terrace
- Beautiful Communal Grounds
- Award Winning Golf Course, Clubhouse & Marina
- Two Allocated Parking Spaces & Visitors Parking
- 11 Month Occupancy



A Superb Two Bedroom Detached Norwegian Lodge with glimpses of the River Thames located on the prestigious Harleyford development. This fabulous property is located within a short walk to the private members Donald Steel designed 18 hole Golf Course. Harleyford Estate has a thriving social community with Clubhouse and award winning Marina within beautiful grounds. There is immediate access to a number of lovely walks both down to the River and into the countryside. Tom Kerridge's The Hand & Flowers 2 Star Michelin Restaurant is just a short drive away along with the historic town of Marlow with its excellent selection of shops, bars and restaurants. Eleven month occupancy.

Accommodation

From the covered Entrance Porch into the spacious Entrance Hall with utility cupboard housing washing machine and tumble dryer, a further cupboard with shelving houses the hot water tank - there is also loft access. Through to the open-plan Living/Dining room with log burning stove and double doors out onto the full length Terrace - this is a peaceful spot with River glimpses, ideal for relaxing with a coffee or glass of wine! The modern Kitchen is fitted with a range of eye and base level units with complementary work surfaces over, integral oven, hob and extractor. There are Two Bedrooms, Bedroom One benefitting from a contemporary styled En Suite. Bedroom Two offers extra space with a mezzanine bed area. There is also a lovely fitted Bathroom with roll top, claw footed bath with shower attachment and traditionally styled washbasin and W.C.



Exterior

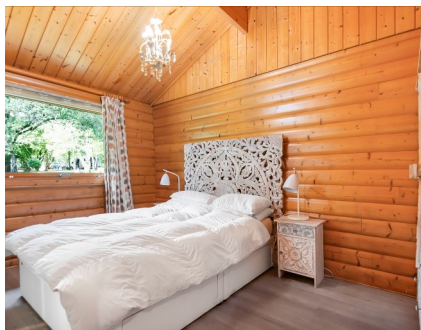
The Communal Gardens are stunning. Just a short walk away is the Marina, Private Golf Course and Clubhouse. There are two allocated parking spaces and ample visitors parking available.

Situation

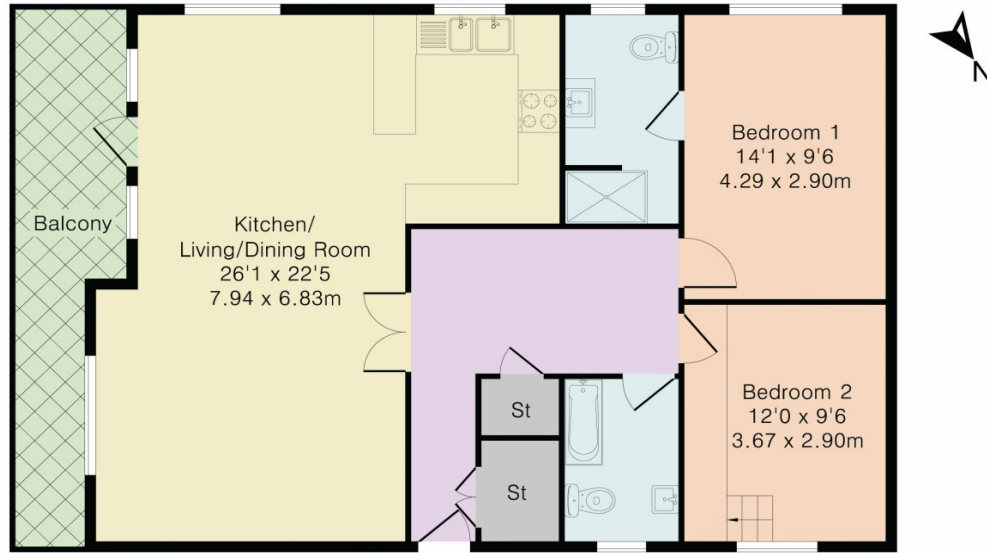
Marlow is a charming and historic town set on the banks of the River Thames and is surrounded by beautiful countryside. It is a perfect place for enjoying the river, shopping with a difference, walking around historical buildings, or taking part in the many sports and recreational activities available 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. Excellent schools for children of all ages are available in Marlow and surrounding districts.

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. A representative from Simmons & Sons will meet you at the property.



Approximate Gross Internal Area 944 sq ft – 88 sq m



Ground Floor

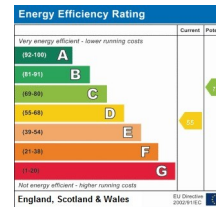
LEASE INFORMATION:

Length of Lease: 97 Years Remaining

Ground Rent & Service Charges: £2600.00 Twice Yearly

Capital Replacement & Sinking Fund: £110.00 Twice Yearly

This information has been provided by the seller. Any buyer entering into negotiations should confirm themselves with respect to these charges



VIEWINGS - Strictly by appointment with:

Simmons & Sons

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Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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