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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS



14 The Grove, Harleyford Estate

Marlow, SL7 2SN

O.I.R.O. £560,000

Leasehold

**14 The Grove
Harleyford Estate
Henley Road
Marlow SL7 2SN**

A Two Bedroom Scandinavian Lodge within a Prestigious Development

- Private Gated Estate
- Beautiful Southerly Views to the River Thames
- Living/Dining Room with Balcony
- Fitted Kitchen
- Shower Room
- Master Bedroom with Balcony & En Suite
- Well Proportioned Second Bedroom
- Study/Home Office
- Double Glazed with Underfloor Heating
- Private Patio Area & Communal Grounds
- 24 Hour Security & Key Holding Service
- Private Members 18 Hole Golf Course
- Two Allocated Parking Spaces
- **11 Month Occupancy**



We are delighted to present for sale this beautifully maintained Two Storey, Two Bedroom Detached Scandinavian Lodge located on the prestigious Harleyford Estate. Nestled within fabulous grounds, parts of which are attributed to the 18th Century landscape designer Capability Brown and designated as an Area of Outstanding Natural Beauty - this is a truly beautiful location. Harleyford also benefits from a flourishing social community with Donald Steel designed 18 hole golf course, Clubhouse and award winning Marina. Tom Kerridge's two star Michelin The Hand & Flowers restaurant is just a short drive away along with the historic town of Marlow with its excellent selection of shops, bars and restaurants, train station and river walks. **11 Month Occupancy.**

Accommodation

The Living /Dining room is spacious and bright with double doors opening onto the Balcony offering fabulous views over the Communal Grounds and River Thames - a log burner adds to the relaxing ambiance. The Kitchen is modern with "Shaker" style eye level and base units and tiled walls. Also on this floor is a superb Shower room with double-length shower cubicle and bespoke wash-basin and vanity unit. To the First Floor, the Master Bedroom benefits from a stunning vaulted ceiling and En Suite - there are double doors opening onto a Balcony. Bedroom Two is a Double room and there is also a Study/Home Office.



Exterior

The property sits within the beautiful landscaped Communal Gardens with access to the Marina, Private Golf Course and Clubhouse. There are Two Allocated Parking Spaces.

Situation

Marlow is a charming and historic town set in 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 (Elizabeth Line and GWR) 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.



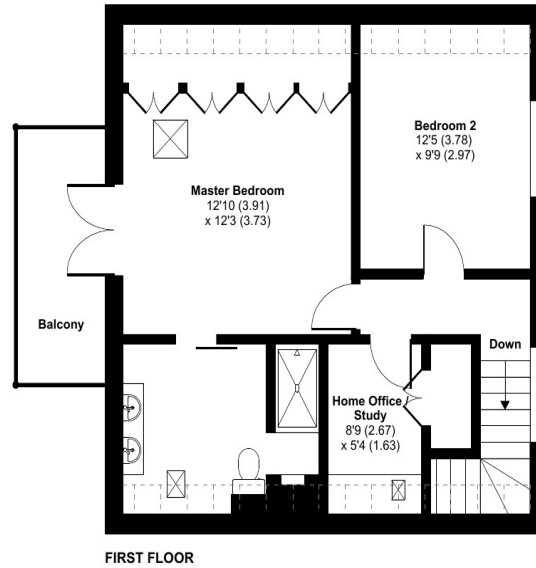
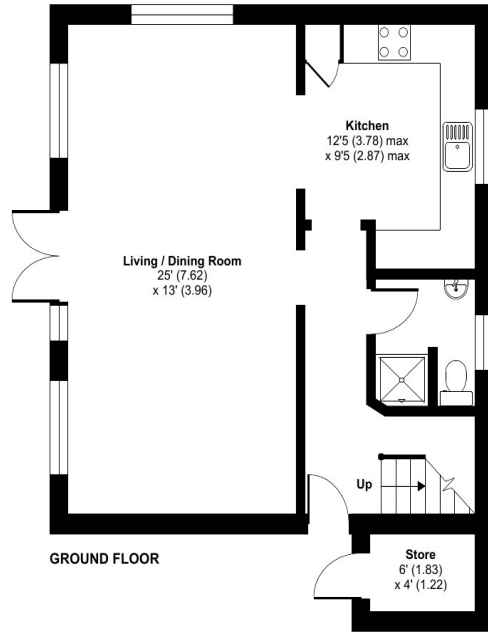


Denotes restricted head height

Henley Road, Marlow, SL7

Approximate Area = 1090 sq ft / 101.2 sq m
Limited Use Area(s) = 68 sq ft / 6.3 sq m
Outbuilding = 24 sq ft / 2.2 sq m
Total = 1182 sq ft / 109.8 sq m

For identification only - Not to scale



Council Tax/Wycombe

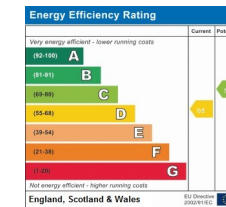
Tax Band F

Lease Information

Length of Lease: 96 Years Remaining

Ground Rent , Service Charges & Sinking Fund: £4600 P/A (Paid Twice Yearly March & October)

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



VIEWINGS - Strictly by appointment with:

Simmons & Sons

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlc/hecrom 2022. Produced for Simmons & Sons. REF: 827792

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