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SIMMONS & SONS



Quarry Wood Road, Marlow
Marlow, SL7 1RE

Guide Price £2,500,000
Freehold

Hana
Quarry Wood Road
Marlow SL7 1RE

A Riverside, Five Bedroom Detached House

NO ONWARD CHAIN

- Riverside Property with Remodelling/
Developing Opportunity (STPP &
Building Regs)
- Prime Marlow Location
- Large Entrance Hall
- Separate Family/Sitting, Living &
Dining Rooms
- Sun Room/Study
- Kitchen & Breakfast Room
- Cloakroom & Utility Room
- Principal Bedroom with Balcony & En
Suite Bathroom
- Bedroom Two/Guest Suite with En
Suite Shower Room
- Two Further Bedrooms
- Nanny/Guest Annexe with Living
Space, Bedroom & Shower Room
- Beautiful Riverside Rear Garden with
Summerhouse & Private Mooring
- Double Garage & Driveway Parking



We are delighted to present to the market an exceptional Five Bedroom Detached House in a prime Riverside location - this unique property offers the perfect blend of elegance and style whilst offering the discerning purchaser the opportunity to remodel/develop (Subject to Planning & Building Regulations). Al Hana is walking distance of the famous Marlow High Street with its eclectic mix of independent retailers, bars and restaurants, along with countryside and river walks, access to the M40/M4 and branch line train station into Maidenhead with connections for London Paddington & Reading. Education is well catered for with Sir William Borlase Grammar within catchment along with Great Marlow Secondary and favoured Infant & Junior schools*. This superb property is offered to the market with **NO ONWARD CHAIN**, early viewings are advised to avoid disappointment.

Accommodation: Upon entering, a spacious and welcoming Entrance Hall greets you. A modern fitted Cloakroom is situated to the front of the property and stairs ascend to the First Floor and storage. A large front aspect Family/Sitting Room has doors opening into a Sun Room/Study with an inner window to the large Living Room - a superb space with doors opening onto the patio. The Dining Room is a great space for formal entertaining and features a glassless interior window to the hallway and serving hatch to the Kitchen. Fitted with a range of contemporary styled eye-level and base units with complementary worktops over, the Kitchen is open-plan to the Breakfast Room with large picture window looking out to the Rear Garden. There is a well fitted Utility Room and further Lobby with stairs leading to the Annexe. To the First Floor, the large Landing is flooded with light owing to the superb open walkway overlooking the Sun Room/Study. The Principal Bedroom with En Suite Bathroom has a balcony with fabulous views to the Rear Garden and river beyond. Bedroom Two has built-in storage and an inner hallway leading to an En Suite Shower Room. The Third and Fourth Bedrooms are of a good size both with built-in storage and there is a fitted Family Bathroom. A separate staircase leads to a Nanny/Guest suite with a Sitting area, Bedroom, and Shower Room.





Exterior

The beautiful large Rear Garden is mainly laid to lawn with a variety of mature trees, shrubs and flower borders to create interest. There is a good size patio for outdoor entertaining and rear door leading to the Lobby/access to the annexe. The lawn rolls down to the river side where there is a Summerhouse, Pergola and landing stage for Private Mooring. A gate gives access to the front of the property where there is access to the Garage and Driveway Parking for up to three cars.

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, Elizabeth Line due shortly) 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 Marlow, turn left along the High Street towards Marlow Bridge. Go over the bridge and turn left into Quarry Wood Road. The property will be found a short way down on the left hand side. A representative of **Simmons & Sons** will meet you at the property.





Approximate Gross Internal Area 3436 sq ft - 319 sq m

Ground Floor Area 1780 sq ft – 165 sq m

First Floor Area 1656 sq ft – 154 sq m



Council Tax/ Windsor & Maidenhead Tax Band G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		69	78
		EU Directive 2002/91/EC	

Services

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey and it is not our firm's policy to test services and domestic appliances, so we cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

* Purchasers are advised to check with schools directly regarding catchment criteria.

VIEWINGS - Strictly by appointment with:

Simmons & Sons T: 01628 484353

E: sales@simmonsandsons.com



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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32 Bell Street
Henley-on-Thames
Oxon
RG9 2BH
T: 01491 571111

1 High Street
Marlow
Bucks
SL7 1AX
T: 01628 484353

12 Wote Street
Basingstoke
Hants
RG21 7NW
T: 01256 840077

Peper Harow
The Estate Office
Godalming
GU8 6BQ
T: 01483 418151

