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**SIMMONS & SONS**

41 Home Wood, Harleyford Estate, Henley Road  
Marlow, SL7 2SW

Asking Price £560,000  
Leasehold

# 41 Home Wood, Harleyford Estate

## Marlow SL7 2SW

A Two Bedroom Scandinavian Lodge within the Harleyford Estate

- Detached Two Bedroom Lodge
- Reverse Living Accommodation over Two Storeys
- Principal Bedroom with En-Suite Bathroom
- Further Double Bedroom
- Separate Shower Room
- Living/Dining Room with Wood Burning Stove & Large Balcony
- Contemporary Styled Kitchen
- Private Decking Area & Communal Grounds
- Two Allocated Parking Spaces
- An Abundance of Outside Storage
- 11 Month Occupancy
- **NO ONWARD CHAIN**



This beautifully presented Two Bedroom Detached "reverse living" lodge is nestled within the grounds of the prestigious Harleyford development. The current owner has created a contemporary styled, light and bright environment affording potential purchasers a superb, relaxing environment. Harleyford has a thriving social community with a private members Donald Steel designed 18 hole Golf Course, Clubhouse and award winning Marina - Tom Kerridge's The Hand & Flowers 2 Star Michelin Restaurant just a short drive away and the historic town of Marlow with its excellent selection of shops, bars and restaurants is nearby. The property is offered to the market with **NO ONWARD CHAIN** (11 Month Occupancy). Early viewings are highly recommended.

### Accommodation

A pathway leads to the front door opening into the spacious Entrance Hall, storage cupboard and stairs to the First Floor. The main Bedroom is a lovely space with built-in wardrobes along one wall - there is a luxuriously appointed En-Suite Bathroom. The second Bedroom is a Double and also benefits from built-in wardrobes. There is a separate modern fitted Shower Room with double shower and part-glass enclosure, tiled walls and tiled flooring. To the First Floor, the Living/Dining area is spacious and bright with vaulted ceiling and exposed beams with wood burning stove creating a relaxing space - double sliding double doors open onto a large balcony, an ideal spot for enjoying a coffee or casual dining. This room is open plan to the contemporary styled Kitchen fitted with a range of modern eye level and base units with complementary worktops over and breakfast bar.



## Exterior

The Communal Grounds are stunning. Just a short walk away is the Marina, Private Golf Course and Clubhouse. Storage is provided outside of the property. There are two allocated parking spaces and ample visitors parking available.

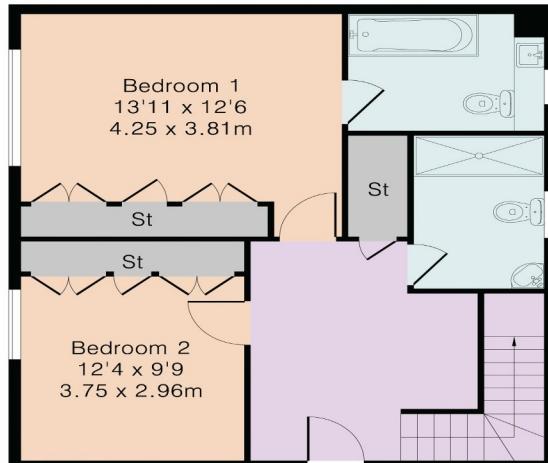
## Situation

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. 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.

Approximate Gross Internal Area 1140 sq ft – 106 sq m  
 Ground Floor Area 570 sq ft – 53 sq m  
 First Floor Area 570 sq ft – 53 sq m



Ground Floor



First Floor



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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GALLERY

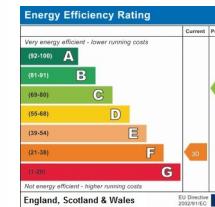
## Council Tax/Wycombe

### Tax Band F

**LEASE INFORMATION:** Lease Expires 2120  
 Ground Rent/Service Charge/Reserve £3127 1/2 Year  
 Paid April

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

Purchasers are advised that proof of a main home and/or specific mortgage pertaining to these style of properties (if not cash purchaser) may be requested.



**VIEWINGS** - Strictly by appointment with:

Simmons & Sons

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