



brown & merry

Country House
& **Farm Sales**

Marlowe House, Hale Road, Wendover, Buckinghamshire HP22 6NE

A STUNNING FIVE BEDROOM COUNTRY HOME IS SET IN A SECLUDED AREA OF THIS HIGHLY SOUGHT AREA OF BUCKINGHAMSHIRE.

THE BEAUTIFUL PRIVATE GROUNDS ARE SET IN THE MOST IDYLIC OF SETTINGS.

Located on the edge of beautiful National Trust Parkland, Marlowe House is quietly tucked away giving the property the most idyllic of settings. From its private position you can enjoy long walks into Wendover (an area of outstanding natural beauty) as well as enjoying a gentle walk up into Wendover Woods.

Offering the discerning buyer flexible accommodation throughout the property has so much to offer, including a larger than average detached double garage and a swimming pool. There are also private, secluded grounds that give you the opportunity to enjoy everything from relaxing on the sun terrace as well entertaining on the private lawns perfect for those warm summer evenings. This "one of a type" property offers an amazing lifestyle opportunity.

The Main House

This main house offers stunning views and has an excellent range of reception rooms, perfect for family life and entertaining. The comfortable bedroom accommodation also leaves you wanting for nothing, with the principle bedroom with its en-suite bathroom being the main feature of the first floor. The entrance hall welcomes you in and accesses the dining room, drawing room, wooden staircase which leads to the first floor, the sitting room, study and cloakroom. The well-appointed kitchen boasts a good range of both floor and wall units and double aspect windows that give you views over the swimming pool and Chiltern Hills beyond. The well-proportioned drawing room with its appealing fireplace, double aspect windows and double doors to private gardens and sun terrace. The sitting room is notably light



and airy and accesses to the kitchen and the hallway. The dining room is perfect for those more formal evenings and also offers access to the sun terrace. There is also a good sized study, utility room and cloakroom finishing off the ground floor. Rising to the first floor has a master bedroom with its windows overlooking the grounds to both the front and en-suite. There are also four further bedrooms and a family bathroom offering plenty of space for the whole family and visiting guests.

Externally

The swimming pool gives further entertainment for the whole family. There is also a larger than average double garage with work area. To the front of the property there is mature planting with trees and shrubs and the private gated driveway and hard standing offering ample parking for multiple vehicles. The grounds are thoughtfully planted and divided into areas that flow from the sun terrace, front lawns to the entertaining



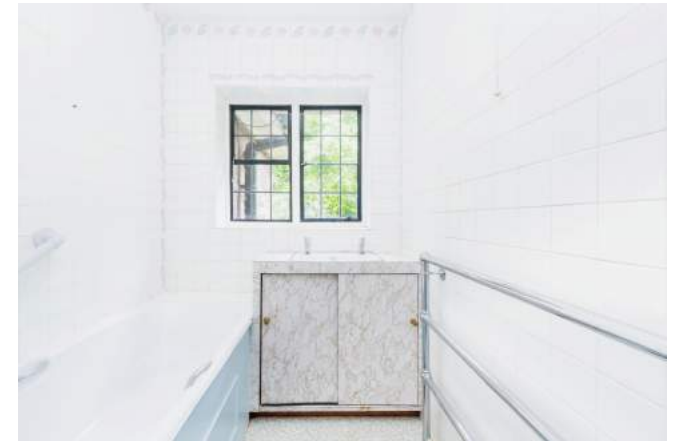
space at the rear. In the spring there is an outstanding display of flowering bulbs with further flowering from established planting, shrubs and bushes giving you color all year round.

Location

Wendover is a most attractive thriving village set at the foot of the Chiltern Hills just to the south east of the county town of Aylesbury. Road access to London could either be via the A413 and M40 or the A41 and M1. The village has a railway station, at the top of the High Street on the Chilterns Railway Line providing commuter services to Marylebone in 45-50 minutes. It also offers good day to day shopping facilities and has a regular weekly market on Thursdays, Health Centre, Dentists, Library.

Education

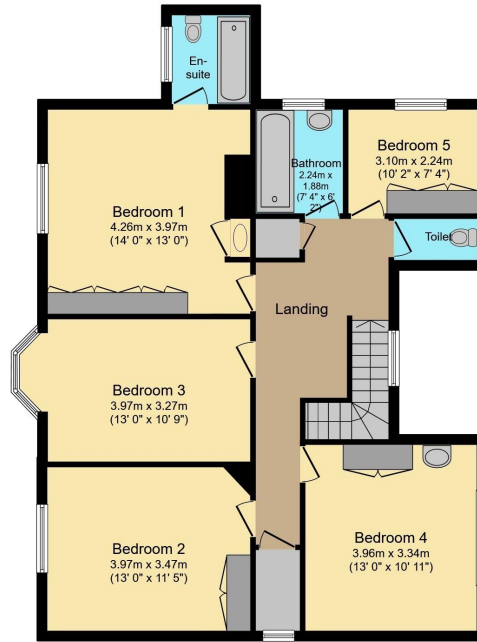
Buckinghamshire is renowned for its choice and standard of schooling, both state and private, as the county is one of the last to maintain the traditional grammar school system. Well known grammar schools for boys include the Royal Grammar School in High Wycombe and Aylesbury Grammar School; and for girls, Wycombe High School and Aylesbury High School. Nearby private schools include The Griffin preparatory school at Great Kimble, as well as The Beacon, The Gateway, Pipers Corner, Godstowe Preparatory and Wycombe Abbey.





Ground Floor

Floor area 109.4 m² (1,178 sq.ft.) approx



First Floor

Floor area 99.8 m² (1,075 sq.ft.) approx



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Total floor area 209.3 m² (2,252 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



1. MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, Home Report or, under former legislation a Home Information Pack, is held for this property, it is available for inspection at the branch by appointment. If you require a printed version, you will need to pay a reasonable reproduction charge reflecting printing and other costs. 6. We are not able to offer an opinion either verbal or written on the content of the Home Information Pack and this must be obtained from you legal representative. 7. While we take care in preparing the HIP, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

