



GLENLION
Marlow





RIVERSIDE RETREAT

River views, country walks, complete privacy: behind its wrought iron gates, Glenlion holds the high ground. Perfectly positioned at the quiet end of an exclusive cul-de-sac, with sweeping views over the Thames and the promise of morning walks along the riverbanks, discover your own kingdom, at Glenlion.





MAKE AN ENTRANCE

Emblazoned with the rearing lion itself, wrought iron gates swing open to the golden gravel driveway with parking for multiple cars in addition to a car port and double garage.

Carefully updated since the 1980s, Glenlion has evolved to meet modern living, with a stylish new kitchen added in 2022 and Hive-controlled heating introduced to the ground floor in 2024.

Step inside, into the broad and bright entrance hallway, tiled underfoot, with space to gather and greet guests.





FAMILY TIME

Flooded with light, even the living room, located at the end of the entrance hallway, retains the connection to the pool with French doors and windows to two sides also capturing glorious garden and river views for a true sense of unity with the outdoors. Tiled underfoot, for an almost mediterranean feel throughout the downstairs, in wintertime, light the log-burning stove and snuggle down on the sofa for cosy nights beside the crackling flames.

Savour views even whilst serving up everything from Saturday brunch to Sunday roasts, with French doors from the large dining room connecting seamlessly to the walled terrace at the side. Dressed in deep navy tones, the connection to the river feels ever-present from the dining room.

Also opening onto the riverside terrace, the recently renovated family kitchen-dining room is styled in deep blue tones, with quartz worktops, marbled splashbacks and brushed bronze handles. Integrated appliances include a dishwasher, Belfast sink, oven and hob, with space provided for a washing machine and fridge.

Opening up from the kitchen, the utility room is a spacious, storage-laden bonus room, with soft grey cabinetry, a second sink and plumbing for a washing machine and dryer. A handy boot-room entrance, there is direct access out to the carport.









WORK, REST AND UNWIND

On the right, with views over the driveway, a light-filled reception room has been reimagined as a home gym, while the tiled flooring continues through into the opposite guest bedroom. Tucked away from the main living spaces, this peaceful and easily accessible room offers flexibility for guests, multigenerational living, or anyone who values a little extra privacy and independence.



French doors invite light into the elegantly tiled ground floor shower room, next door on the left, opening conveniently to the swimming pool terrace beyond, providing practical showering and changing facilities in the summer months.

Access to the pool terrace can also be found further along the hallway, where sliding doors open on the left, keeping the outdoor space at the heart of family living at Glenlion.

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AND SO TO BED...

Ascend the carpeted staircase to discover Glenlion's first floor, where natural light pours through a large Velux above the generous landing. A wide, open hallway creates a useful breakout space - perfect as a reading nook, children's play zone, or home office.







Tucked privately to one end of the landing, the principal suite is a true sanctuary. Enter first into a light-filled room currently used as a home office or studio - a flexible space with elevated views over the Thames. From here, follow the inner hallway to find a large walk-in wardrobe, fitted with shelving and rails, before reaching the principal bedroom itself.

Set beneath a vaulted ceiling, this calming space offers ample room to unwind, with sliding doors opening to a private balcony overlooking the river. Wake up to birdsong, tree silhouettes and shimmering water - a morning ritual to savour. The spacious ensuite features twin basins, a large walk-in shower, WC and plenty of storage.



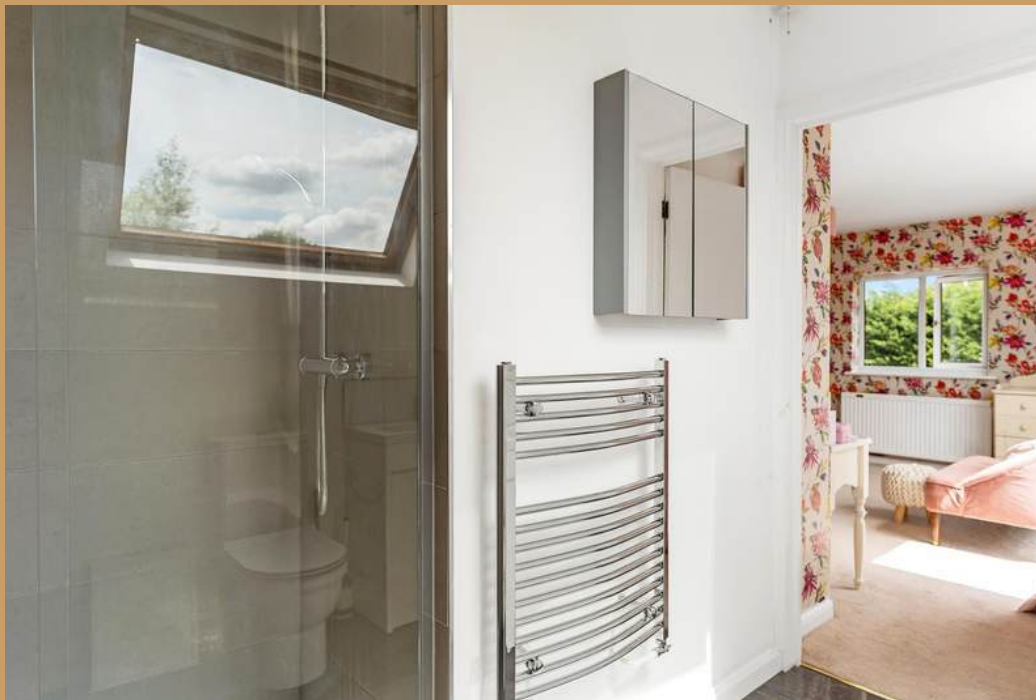
Back along the landing, you'll find a large airing cupboard and, next door, the family bathroom. Moroccan-style blue tiling flows underfoot, while a Velux overhead bathes the space in natural light. A P-shaped bath with overhead shower, wall-mounted basin and WC complete the room.

Further along is a charming second double bedroom, airy and light beneath high ceilings, with space for wardrobes and drawers. Facing the river and garden, the third of the double bedrooms is bright and spacious, with a vaulted ceiling, built-in storage and glazed doors opening onto a private balcony – the perfect spot to catch the morning sun. A sleek ensuite shower room with WC, wash basin and heated towel rail adds comfort and practicality.





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RIVERSIDE RIVIERA

Framed by a mostly walled boundary, the garden at Glenlion is designed for both privacy and lifestyle, with sweeping lawns and far-reaching views across the water. Two main terraces provide distinct zones for entertaining and relaxation: one surrounding the heated swimming pool, the other perfectly positioned on the riverside for quiet mornings, sundowners, or al fresco dining with a view.

With space for a summer house and the option to rent a nearby mooring, Glenlion's appeal extends beyond its four walls, offering the chance to embrace life on the water.







OUT AND ABOUT

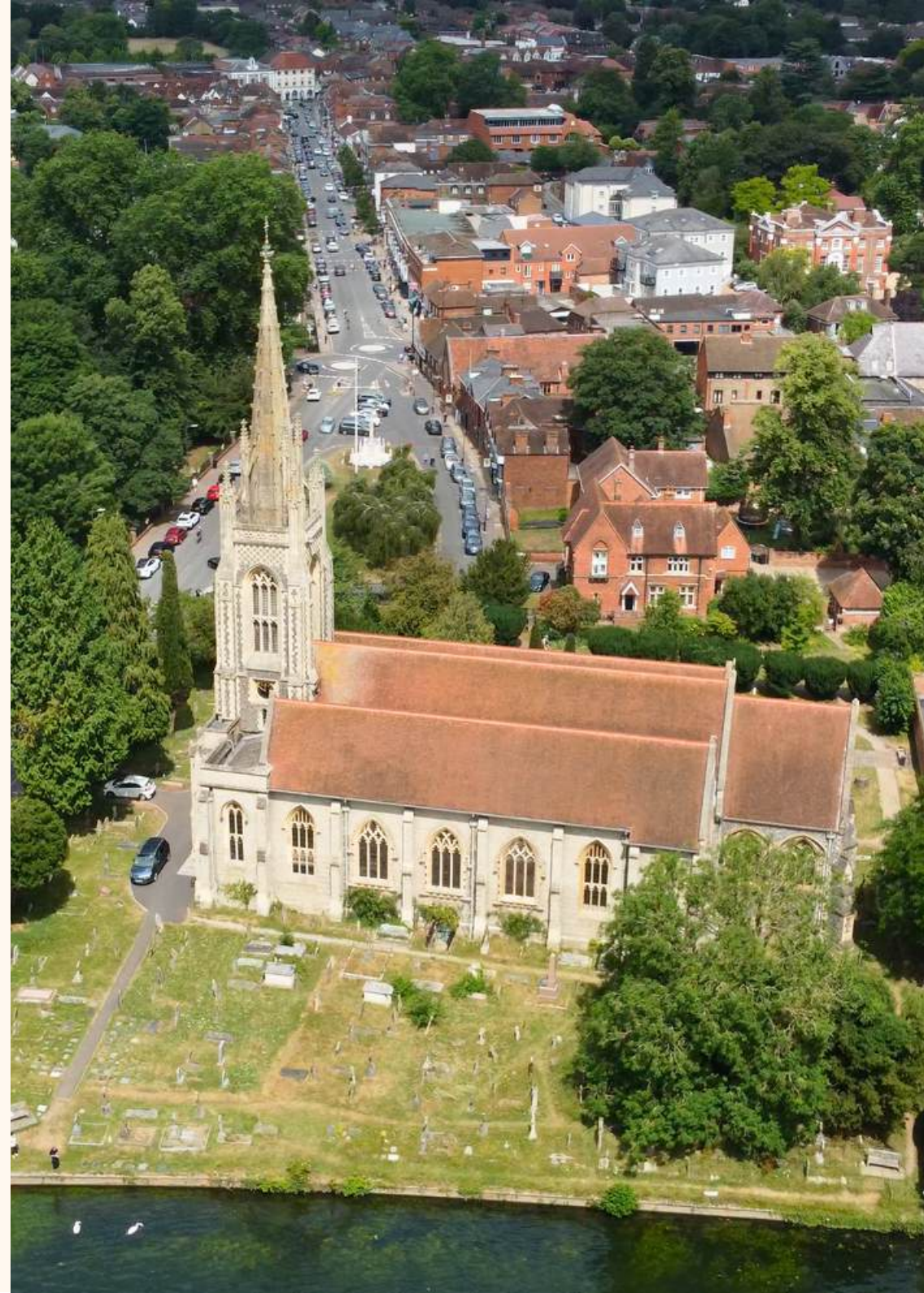
Just a ten-minute stroll from Marlow's vibrant High Street, Glenlion enjoys easy access to a host of acclaimed restaurants, pubs, and cafés.

Everyday essentials are within reach too, with Sainsbury's close by alongside local shops, Lidl and Marks & Spencer in town.

Riverside walks unfold in both directions, offering endless opportunities to reconnect with nature, while families will appreciate the highly regarded local schools, including Sandysgate, Holy Trinity, Great Marlow, and Sir William Borlase Grammar, all comfortably within walking distance.

For commuters, the city is never far away, with Marlow Station just a seven-minute walk away.

With three balconies to take in the views, a private swimming pool for summer days and a rich, riverside setting, Glenlion offers a regal lifestyle, with scope to evolve with your growing needs.



WHERE TO GO WHEN YOU NEED....



Milk: Sainbury's local on Marlow high street is within easy walking distance.



Sport/Fitness: The Marlow Club is highly sought after for a premium wellness experience and there are a huge variety of classes, bootcamps and personal trainers provided offerings locally. Court Garden Leisure Complex in Higginson Park also has a wide range of activities from swimming, to climbing and fencing.



Weekly Shop: Waitrose in High Wycombe is just a 9 minute drive away.



Schools: There are impressive choices for both grammar and non-selective schools, including Sir William Borlase which has been consistently rated as Outstanding and Great Marlow Secondary. For primary aged children there are also fantastic options in catchment including Spinfield Primary, Holy Trinity C of E and Sandygate.



Dinner / Drinks: Marlow high street is a 10 minute walk, one of the most notoriously 'foodie' destinations in the country. With Michelin star offerings from Tom Kerridge and Atul Kochar, as well as popular chains such as Piccolino and a variety of independents, there's something to suit everyone and every budget.



Train Stations: Marlow train station is a 10 minute walk away, linking to Maidenhead station for direct trains to London Paddington on the Elizabeth Line in just 20 minutes.



Golf: A 10 minute drive is Harleyford Golf Club. Set within the beautiful private Harleyford country estate, which dates back to the 12th century, Harleyford Golf Club enjoys a magnificent setting on the north bank of the River Thames, where the fairways nestle in a generous 160-acre tract, close to the impressive Grade 1 Listed Georgian Manor House and its riverside moorings.

THE FINER DETAILS

Square Footage	3148 sq ft / 292 sq metres
EPC	D (Potential B)
Council Tax Band	Band G
Heating	Gas
Distances	4 miles to M40 J4 7 miles to M4 J8/9 22 miles (30 mins) to Heathrow
Local Authority	Buckinghamshire District Council





APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 145.8 sq m / 1,569 sq ft
 FIRST FLOOR = 146.7 sq m / 1,579 sq ft
 TOTAL = 292.5 sq m / 3,148 sq ft

GARAGE = 29.3 sq m / 315 sq ft

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
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 All enquiries must be directed to the agent, vendor or party representing this floor plan.

Glenlion, Gossmore Close, Marlow



To view the video



01628 562 555 | bucks@stowhillestates.com

What Three Words: ///culminate.ramps.denoting