



Marlow Common

Approximate Gross Internal Area 319.66 sq m / 3440.78 sq ft
 Ground Floor Area 148.91 sq m / 1602.85 sq ft
 First Floor Area 105.25 sq m / 1132.90 sq ft
 Basement Area 29.50 sq m / 317.53 sq ft
 Garage Area 36.0 sq m / 387.50 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Guide Price
£2,200,000

Marlow Common

A 5 bedroom family house with self contained flat set in beautiful grounds

- Detached 5 bedroom house
- Self Contained Flat
- Garaging
- Beautiful grounds
- Mains services
- Generous Proportions
- Chain Free
- See the virtual tour

Spacious family home in lovely private setting

- Marlow 1.5 miles
- Henley-on-Thames 8miles
- Maidenhead 7 miles
- M40 (J4) 5 miles
- London 36 miles
- Heathrow Airport 22 miles





Woodside

As its name suggests, this handsome family home stands in a semi-rural position near Marlow Common. Set in beautiful grounds, the accommodation is arranged over two floors with all the principal rooms enjoys wonderful views over the garden and the countryside beyond.

Stepping into the entrance hall, there is immediately a light and spacious feel. The sitting room and separate dining room are generous in size and have doors to the raised terrace that runs along the rear of the house. The kitchen is well-appointed with a separate utility room and pantry. Also on the ground floor is a study, second reception and cloak room.

Upstairs, each of the five bedrooms are a good size, as are the family and ensuite bathrooms. The principal suite and second bedroom both lead out to private balconies with spectacular views.

The Flat and Garaging

Woodside has a self-contained studio flat with its own entrance, a modern and well-equipped kitchen and a bathroom. There is garaging for two cars, a work shop and separate store.

Outside

The house sits back from the lane discreetly positioned behind automated gates that lead into a sweeping driveway. The grounds are beautifully maintained and laid out. A large raised tiered terrace overlooks the garden, ideal for alfresco dining and entertaining, with steps down to the lawn and planted areas which have been lovingly curated to provide year round interest, with an ornamental pond as its centrepiece.

Location

Woodside occupies a fabulous position on the edge of Marlow Common with extensive riding and walking in Chiltern countryside. The prestigious riverside towns of Marlow and Henley-on-Thames are close by and both offer an excellent range of shopping and recreational facilities with more extensive facilities available at Maidenhead, Reading and Oxford.



There are a number of golf courses locally including Temple, Harleyford and Henley-on-Thames. The area is renowned for quality education, Marlow offers prep schools to secondary schools, such as Sir William Borlase's Grammar School and Great Marlow School. Marlow has a train service via the Elizabeth Line to Paddington with fast trains also accessible from High Wycombe providing a 25-minute journey into London Marylebone. The M40/M4 motorways are accessed from the A404 which passes the town.

Services

All mains connected, gas fired central heating.
Council Tax: Wycombe District Council, Band H.
EPC Rating: D

Directions

Post code: SL7 2QP
What3Words: ///flown.activates.fence

Viewings

Viewing by prior appointment with Robinson Sherston Henley office.

Tel: 01491 411911
Email: henley@robinsonsherston.co.uk

Sales Disclaimer

IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.