



Trusted since 1802
HENLEY-ON-THAMES | MARLOW | BASINGSTOKE
SIMMONS & SONS

The Grove, Harleyford

A Two Bedroom Scandinavian Lodge within the Prestigious Harleyford Estate

Asking Price **£539,000**

Leasehold

14 The Grove, Harleyford

Marlow, SL7 2SN

- Beautiful Southerly Views to the River Thames
- Living/Dining Room with Balcony
- Modern Fitted Kitchen
- Shower Room
- Master Bedroom with Balcony & En Suite
- Well Proportioned Second Bedroom
- Study/Home Office
- Double Glazed with Under Floor Heating
- Private Patio & Beautiful Communal Gardens
- 24 Hour Security & Key Holding Service
- Private Members 18 Hole Golf Course, Clubhouse, Marina
- Two Allocated Parking Spaces
- 11 Month Occupancy



We are delighted to present for sale this beautifully maintained Two Storey, Two Bedroom Detached Scandinavian Lodge located on the prestigious Harleyford Estate. Nestled within fabulous grounds, parts of which are attributed to the 18th Century landscape designer Capability Brown and designated as an Area of Outstanding Natural Beauty - this is a truly beautiful location. Harleyford also benefits from a flourishing social community with Donald Steel designed 18 hole golf course, Clubhouse and award winning Marina. Tom Kerridge's two-star Michelin The Hand & Flowers restaurant is just a short drive away along with the historic town of Marlow with its excellent selection of shops, bars and restaurants, train station and river walks.

Accommodation - The Living/Dining room is spacious and bright with double doors opening onto the Balcony offering fabulous views over the Communal Grounds and River Thames - a log burner adds to the relaxing ambiance. The Kitchen is modern with "Shaker" style eye level and base units and tiled walls. Also on this floor is a superb Shower room with double-length shower cubicle and bespoke washbasin and vanity unit. To the First Floor, the Master Bedroom benefits from a stunning vaulted ceiling and En Suite - there are double doors opening onto a Balcony. Bedroom Two is a Double room and there is also a Study/Home Office.



Exterior

The property sits within the beautiful landscaped Communal Gardens with access to the Marina, Private Golf Course and Clubhouse. There are Two Allocated Parking Spaces.

Situation

Marlow is a charming and historic town set in 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 (Elizabeth Line and GWR) 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.

Lease Info

- 125-year Lease Commenced 25th March 1995 approx. 95 years remaining.
- Ground Rent, Service Charges & Sinking Fund: £4600 P/A (Paid Twice Yearly March & October).

Agent's Note

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



Local Authority - Buckinghamshire Council

Council Tax Band - F

Energy Performance Rating – D65

Henley Road, Marlow, SL7

Approximate Area = 1090 sq ft / 101.2 sq m

Limited Use Area(s) = 68 sq ft / 6.3 sq m

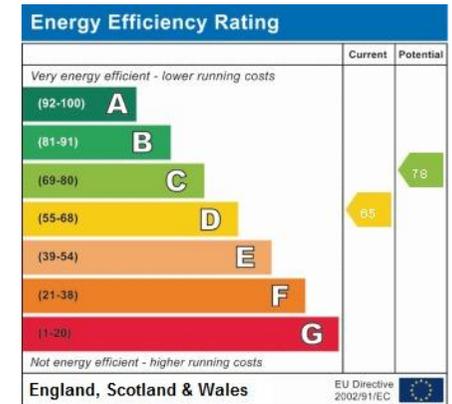
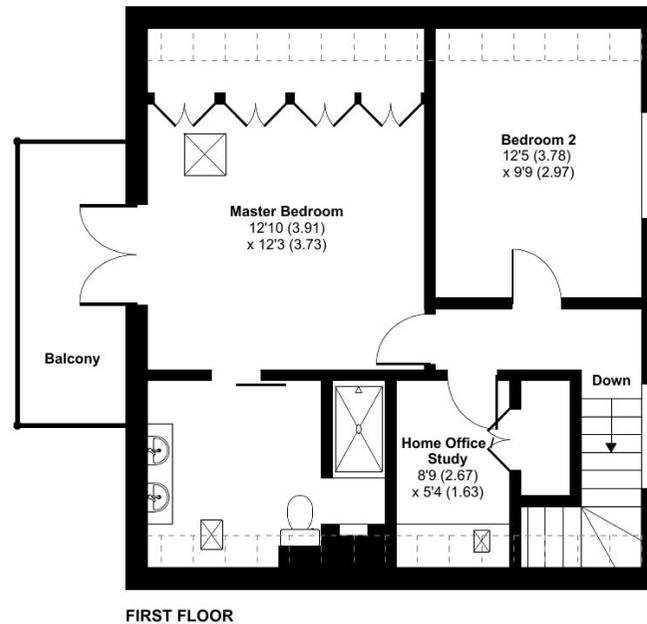
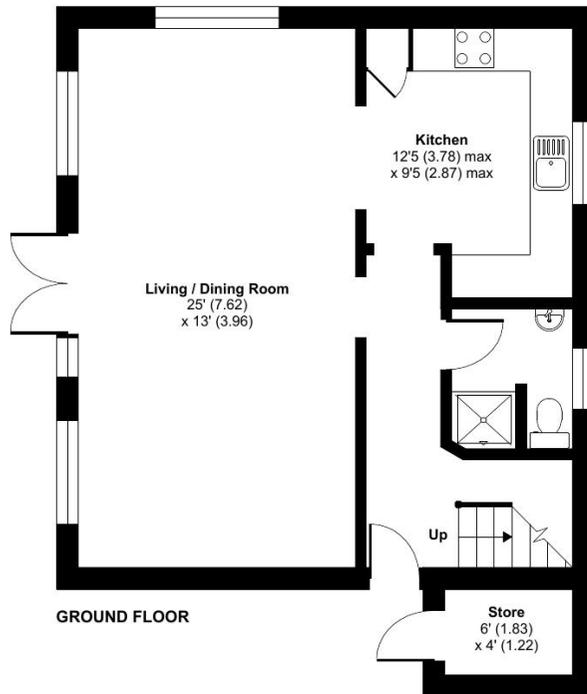
Outbuilding = 24 sq ft / 2.2 sq m

Total = 1182 sq ft / 109.8 sq m

For identification only - Not to scale



Denotes restricted head height



VIEWINGS - Strictly by appointment only with Simmons & Sons - Marlow Sales

T: 01628 484353

E: marlowsales@simmonsandsons.com

W: <http://www.simmonsandsons.com>



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Simmons & Sons. REF: 827792

Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Simmons & Sons has any authority to make or give any representation or warranty whatsoever in relation to this property.

Sales

Lettings & Management

Commercial

Development

Rural

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 327711

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

SIMMONS & SONS