



DEER LODGE, 22 HOME WOOD, HARLEYFORD
PRICE: £525,000 LEASEHOLD

**DEER LODGE
22 HOME WOOD
HARLEYFORD
MARLOW
BUCKS SL7 2SW**

PRICE: £525,000 LEASEHOLD

Enjoying a superb position with lovely views, a rarely available two bedroom single storey lodge having been tastefully improved over recent times by the present owners set in the sought after prestigious private estate.

**PARK LIKE COMMUNAL GROUNDS:
MAIN BEDROOM WITH ENSUITE SHOWER
ROOM: SECOND DOUBLE BEDROOM:
BATHROOM: ENTRANCE HALL WITH
UTILITY CUPBOARD: DOUBLE ASPECT
LIVING/DINING ROOM WITH FEATURE
LOG BURNER, VAULTED CEILING AND
ENLARGED DECKED VERANDA: REFITTED
KITCHEN WITH APPLIANCES: DOUBLE
GLAZING: RECENTLY INSTALLED FISCHER
ELECTRIC HEATING SYSTEM:
TWO ALLOCATED CAR PARKING SPACES:
ELEVEN MONTH OCCUPANCY.**

TO BE SOLD: a superbly appointed and much improved two bedroom single storey lodge with many attractive features including an enlarged veranda with lovely views down towards the river, large reception with feature log burner and vaulted ceiling, stylish kitchen with appliances, two double bedrooms and two bath/shower rooms. The lodge forms part of the prestigious Harleyford Estate and has occupancy restricted to eleven months of the year (there is a restriction against occupation during the month of February). Within the estate there is a well thought of private members Golf Course and a Marina. From the estate there is immediate access to a number of country walks including down to the Thames Path and up into surrounding Chiltern countryside.

Marlow is within two miles with an excellent sports and social facilities, a busy High Street with variety of shops and restaurants and a railway station with trains, via Maidenhead, to London Paddington which links to the Elizabeth Line. The M4 and M40 are accessible, via the Marlow Bypass, at Maidenhead and High Wycombe respectively. Henley-on-Thames is within five miles and offers excellent shopping, cinema, theatre, Phyllis Court Club and railway station with train service to Paddington.

The accommodation comprises:

COVERED ENTRANCE PORCH with glazed front door to

ENTRANCE HALL oak flooring, utility cupboard with space and plumbing for washing machine and tumble dryer, access to useful boarded loft space with fitted ladder, space for desk, radiator.



DUAL ASPECT LIVING ROOM/DINING ROOM oak strip flooring, log burner, television aerial point, vaulted ceiling with inset electronically controlled and weather sensitive Velux windows, radiator, double glazed double doors opening to the **VERANDA** which provides lovely views



KITCHEN recently refitted with matching units, marble work surfaces, inset sink with Quooker tap, AEG ceramic hob with extractor fan over, AEG electric oven and combination microwave, integrated fridge/freezer, double glazed window, oak flooring.



BEDROOM ONE with vaulted ceiling, double glazed window, radiator, fitted wardrobes, door to

ENSUITE SHOWER ROOM with double sized tiled and glazed shower, twin wash basins, low level wc, heated towel rail, double glazed frosted window, oak flooring, radiator.



BEDROOM TWO with vaulted ceiling, double glazed window, fitted wardrobes, oak flooring, radiator.

BATHROOM comprising enclosed panel bath with shower over, wash basin, low level wc, heated towel rail, oak flooring, double glazed frosted window.

OUTSIDE

There are two useful sheds/log stores.

There are **TWO ALLOCATED PARKING SPACES** as well as visitor parking and an electric car charging point.

TENURE: Leasehold. The property is held on a 125 year lease from 1995.

There is a combined **GROUND RENT & SERVICE CHARGE** of £3545.00 paid half yearly.

M15960526 **EPC BAND: D**

COUNCIL TAX BAND: E



VIEWING: Please contact our Marlow office homes@andrewmilsom.co.uk or 01628 890707.

DIRECTIONS: from our Marlow office turn left at the top of the High Street into West Street which becomes Henley Road. After about a mile and a half, the impressive gated entrance to Harleyford will be seen on the left hand side. Unless otherwise directed, one of our staff will meet you at the Security Lodge to accompany you on your inspection of the property.

ANTI MONEY LAUNDERING (AML). All Estate Agencies, except those engaged solely in Lettings work must comply with AML Regulations. As a result on agreement of a purchase you will be invited to complete a mandatory AML check at a cost of £30 plus VAT per named buyer.

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

Approximate Gross Internal Area
90.4 sq m / 973 sq ft

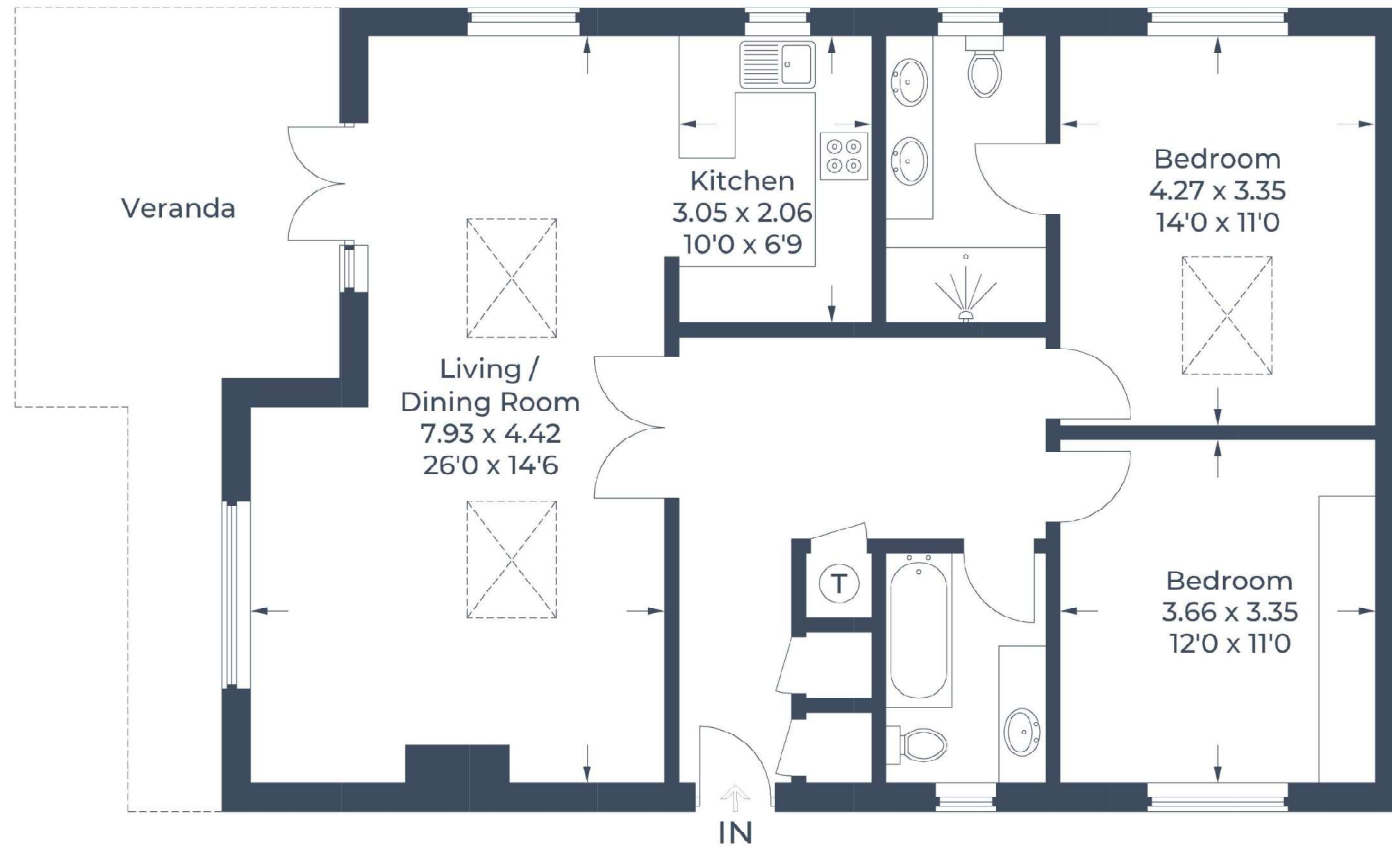


Illustration for identification purposes only,
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