



MULBERRY HOUSE , MARLOW COMMON



MULBERRY HOUSE



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*An exceptional family home standing in
a private setting*

Mulberry House stands in a gently elevated position within private grounds of 1.42 acres, on the edge of Marlow Common. The house is beautifully presented throughout, featuring a stylish and contemporary interior.





MULBERRY HOUSE

THE PROPERTY

The property is entered through an impressive central galleried hallway, creating an immediate sense of calm enhanced by tasteful tones and lighting. This elegant atmosphere continues throughout, combining generous proportions with stylish, practical design. At the heart of the home is a stunning kitchen, featuring a luxurious central island for informal dining alongside a separate formal dining area. A spacious study and family room extend from the kitchen, offering a balanced layout of living spaces. The drawing room opens onto a terrace and leads to a lower floor with a fully equipped cinema room.

Upstairs, beautifully appointed bedroom suites enjoy superb views, while the principal suite benefits from a private sun deck overlooking the surrounding countryside.





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OUTSIDE

The grounds are thoughtfully designed to complement the surroundings. A large terrace leads to the heated pool with retractable cover, with lawns descending to a wildflower garden and specimen trees. Separate oak-framed garaging includes a self-contained studio annexe, providing flexible additional accommodation.



MULBERRY HOUSE



LOCATION

Marlow Common is a sought-after Buckinghamshire location, close to both Marlow and Henley-on-Thames. It offers excellent local schools, a semi-rural setting, and convenient transport links, including nearby rail services and easy access to the M4 and M40, making it ideal for commuters to London and surrounding towns.



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PROPERTY INFORMATION

Services

Mains water, electrics. Private drainage and oil fired central heating.

Local Authority

Wycombe District Council

Council Tax

Tax band H

EPC

EPC E

Postcode

SL7 2QR

What3Words

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Viewings

By prior appointment with
Robinson Sherston

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.



**Approximate Gross Internal Area 4998 sq ft - 465 sq m
(Excluding Garage)**

Basement Area 225 sq ft – 21 sq m
 Ground Floor Area 2637 sq ft – 245 sq m
 First Floor Area 1763 sq ft – 164 sq m
 Second Floor Area 373 sq ft – 35 sq m
 Garage Ground Floor Area 852 sq ft – 79 sq m
 Garage First Floor Area 625 sq ft – 58 sq m





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