



**8 HOME WOOD, HARLEYFORD, MARLOW
OFFERS IN EXCESS OF £495,000 LEASEHOLD**



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HARLEYFORD
MARLOW
BUCKS SL7 2SW**

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LEASEHOLD**

Enjoying a superb position with an open south westerly aspect to the front and overlooking the 15th green to the rear, this conventional layout Norwegian style lodge is set in the sought after surrounds of this prestigious private estate.

**PARK LIKE COMMUNAL GROUNDS:
MAIN BEDROOM WITH BALCONY &
ENSUITE BATHROOM:
SECOND DOUBLE BEDROOM:
SHOWER ROOM: CLOAKROOM:
DOUBLE ASPECT LOUNGE/DINING ROOM
WITH SOUTH WEST FACING VERANDA:
KITCHEN/BREAKFAST ROOM:
DOUBLE GLAZING: ELECTRIC HEATING:
WOOD BURING STOVE: UTILITY STORE:
24/7 SECURITY:
TWO ALLOCATED CAR PARKING SPACES:
ELEVEN MONTH OCCUPANCY.**

TO BE SOLD: this attractive conventional layout two storey lodge enjoys one on the best positions in the estate with an open south westerly aspect to the front and overlooking the 15th green to the rear. 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. It is surprising to find such a peaceful setting within an hour or so of London.

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 built in store with light and power.

A part double glazed front door opens to the **ENTRANCE HALL** laminated oak strip flooring, night storage heater, study recess under stairs to first floor.

CLOAKROOM low level w.c., electric heater, laminated oak strip flooring, pedestal wash basin, window as well as extractor fan.



DOUBLE ASPECT LIVING ROOM/DINING ROOM laminated oak strip flooring, log burner on quarry tiled hearth, television aerial point, bespoke shutters, double glazed double doors opening to the **VERANDA** outside light, fine south westerly aspect, gate to side access.



KITCHEN/BREAKFAST ROOM granite work surface and splash back incorporating one and a half bowl sink unit, an excellent range of drawers and cupboards under, view to the 15th green, range of Neff appliances comprising microwave, oven, hob, washing machine, dishwasher, fridge and freezer, ample wall cupboards, laminated oak strip flooring, space for breakfast table.

FIRST FLOOR

LANDING access to the boarded loft with light and power and foldaway ladder, window with view to the 15th green.



BEDROOM ONE three double built in wardrobes, Velux roof light, night storage heater, television point, double glazed double doors opening to the **BALCONY** enjoying a fine south westerly view.



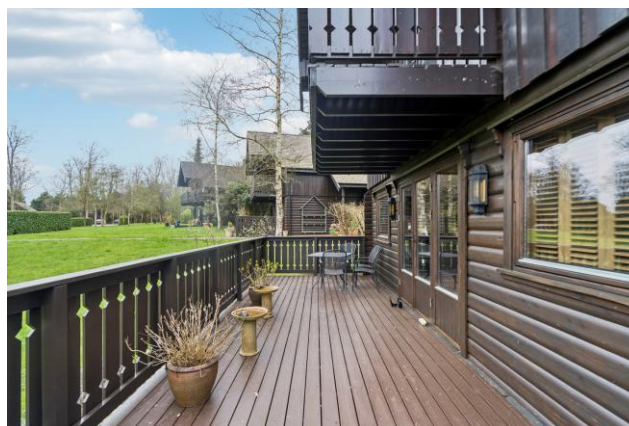
ENSUITE BATHROOM panel enclosed bath, pedestal wash basin, low level w.c., Velux roof light, ceramic tiled flooring, chrome towel rail radiator, electric shaver point, vanity shelf, double shower with Aqualisa control, inset lighting, extractor fan.



BEDROOM TWO night storage heater, fine views straight down the 15th fairway and green. Springtime views of bluebell wood.

SHOWER ROOM shower cubicle with Aqua stream shower, pedestal wash basin, low level w.c., chrome towel rail radiator, airing cupboard with pre lagged hot water cylinder fitted with immersion heater, Velux roof light and extractor fan.

OUTSIDE



Attached to the rear of the property is a useful log store and outside tap. The house opens to the lovely park like grounds of the Estate with many fine trees and statuary providing a lovely setting for the lodges. There are **TWO ALLOCATED PARKING SPACES** as well as visitor parking.

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

There is a combined **GROUND RENT & SERVICE CHARGE** of £3456.93 paid half yearly.

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EPC BAND: tbc

COUNCIL TAX BAND: F

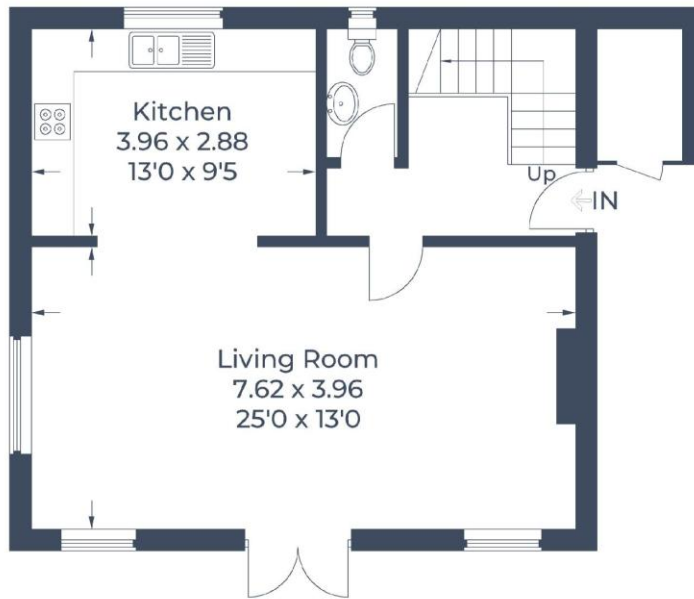
VIEWING: Please contact our Marlow office homes@andrewmilsom.co.uk or 01628 890707.

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.

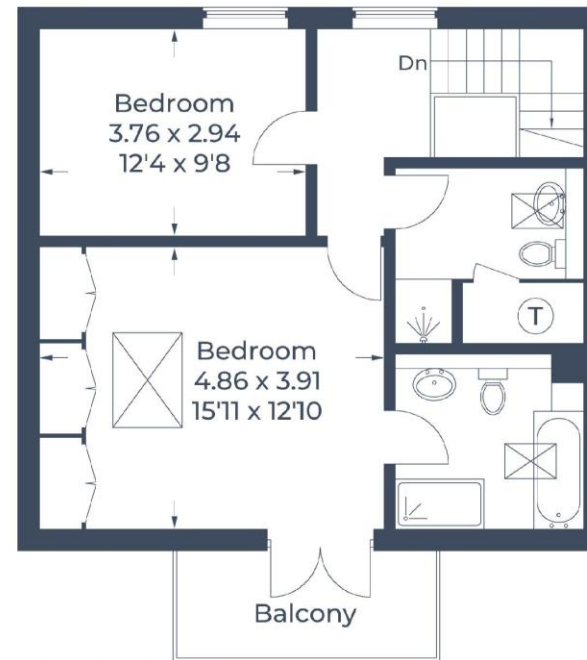
ANTI MONEY LAUNDERING (AML). All Estate Agencies, except those engaged solely in Lettings work must comply with AML Regulations. As a result on agreement of a purchase you will be invited to complete a mandatory AML check at a cost of £30 plus VAT per named buyer.

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
Ground Floor = 53.9 sq m / 580 sq ft
First Floor = 53.8 sq m / 579 sq ft
External Cupboard = 2.2 sq m / 24 sq ft
Total = 109.9 sq m / 1183 sq ft



Ground Floor



First Floor

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