



**16 HOMEWOOD, HARLEYFORD ESTATE, MARLOW**  
**PRICE: £550,000 LEASEHOLD**

**am** ANDREW  
MILSOM

**16 HOMEWOOD  
HARLEYFORD ESTATE  
MARLOW  
BUCKS SL7 2SW**

**PRICE: £550,000 LEASEHOLD**

Located in an elevated position adjacent to the 15<sup>th</sup> fairway and with superb views to the front, a tastefully presented reverse living Norwegian Lodge which has been much improved over recent times and is strongly recommended for an internal inspection.

**PARK LIKE COMMUNAL GARDENS:  
TWO BEDROOMS BOTH WITH  
WARDROBES:  
ENSUITE BATHROOM: SHOWER ROOM:  
LIVING ROOM WITH VAULTED CEILING &  
BALCONY: REFITTED KITCHEN:  
STUDY AREA: ELECTRIC HEATING:  
DOUBLE GLAZING: PATIO:  
USEFUL OUTSIDE STORES:  
ALLOCATED & VISITOR CAR PARKING:  
11 MONTH OCCUPANCY.**

**TO BE SOLD:** with superb southerly views across the Harleyford Estate and open countryside beyond, a well presented two bedroom two storey reverse living Norwegian Lodge. These lodges form part of the impressive Harleyford Estate which is protected by all year round 24 hour security and in addition to the members golf club there are boating and marina facilities available as well as immediate access to a number of lovely walks and a picturesque stretch of the River Thames. Marlow has 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.

The accommodation comprises:

**COVERED ENTRANCE PORCH** with front door to

**ENTRANCE HALL** with stairs to First Floor and **Study** recess under, cupboard housing lagged hot water cylinder, electric radiator, stripped wooden flooring.



**BEDROOM ONE** double glazed window with fitted shutters, mirror fronted wardrobe, electric radiator and door to



**ENSUITE BATHROOM** white suite comprising Jacuzzi bath, vanity wash hand basin, low level w.c., heated towel rail, extractor fan, double glazed

window, composite stone floor and wall tiles with underfloor heating.



**BEDROOM TWO** double glazed window with fitted shutters, fitted wardrobes and electric radiator.



**SHOWER ROOM** white suite comprising tile and glazed shower cubicle with Aqualisa power shower over, low level w.c., wash hand basin, heated towel rail, tiled floor with underfloor heating, extractor fan, double glazed frosted window.



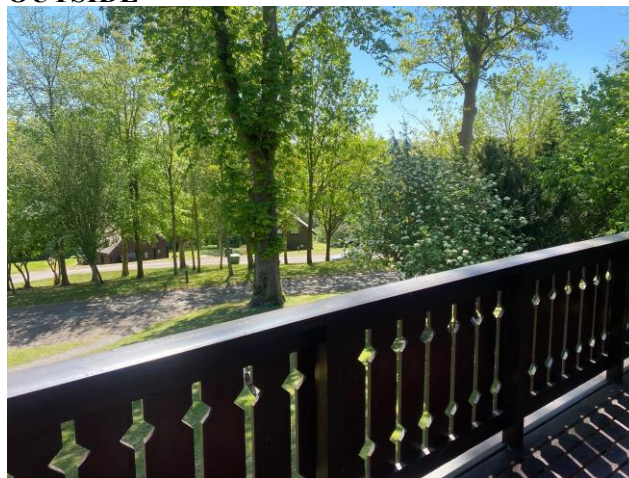
## FIRST FLOOR

**LIVING ROOM** with impressive vaulted ceiling with inset Velux roof lights and motorised blind, cast iron wood burning stove with tiled hearth and brick and wooden surround, beamed ceiling, two electric radiators, television aerial point, rear aspect double glazed window overlooking the golf course, stripped wooden flooring, double glazed sliding doors to large **balcony** with southerly views.



**KITCHEN** refitted with a matching range of floor and wall units, four ring Siemens ceramic hob with cooker hood over and electric oven below, integrated dishwasher, fridge and freezer, stripped wooden flooring, double glazed window.

## OUTSIDE



There is a pathway leading to the lodge which opens to a large south facing patio. There is an outside tap and some useful stores. One of them providing space and plumbing for washing machine, water softener, light and power.

There are communal gardens surrounding the property interspersed with mature trees. At the roadside there are **TWO ALLOCATED PARKING SPACES** and an additional visitor's space.

**TENURE:** Leasehold

**LEASE:** 125 years from 1995.

**SERVICE CHARGE & GROUND RENT** is paid half yearly. From October 2025-April 2026 the combined charge was £3,456.93 which covers security costs, garden, tree and hedge maintenance, estate lighting and refuse collection.

**M31300226 EPC BAND: D**

**COUNCIL TAX BAND: F.**

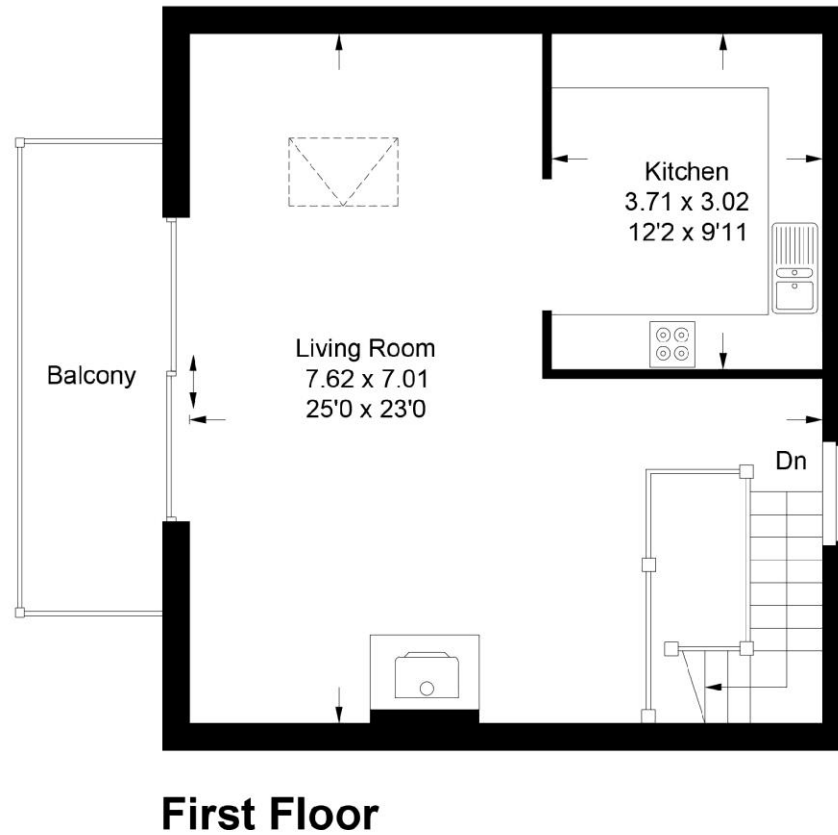
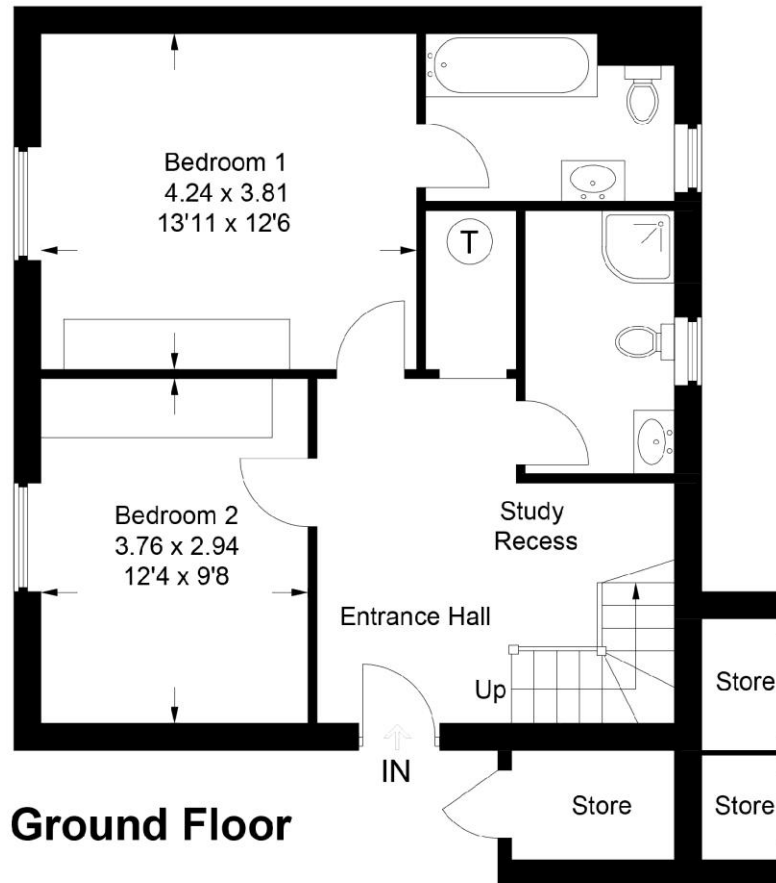
**VIEWING:** Please contact our Marlow office [homes@andrewmilsom.co.uk](mailto:homes@andrewmilsom.co.uk) or **01628 890707**.

**DIRECTIONS:** from our High Street Marlow office proceed to the obelisk roundabout turning left into West Street and continue out along the Henley Road for approximately one mile where the entrance to the Harleyford Estate can be found on the left hand side. Proceed through the security gate and take the next left turn into Homewood where number 16 can be found towards the far end on the left hand side.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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 sq m / 567 sq ft  
First Floor = 53 sq m / 567 sq ft  
Total = 106 sq m / 1134 sq ft (Excluding Stores)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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