



WOODLANDS
MARLOW COMMON



SPACE, PRIVACY
AND A SETTING THAT'S
HARD TO MATCH



Set along one of Marlow's most sought-after roads, Woodlands offers a rare balance of space and seclusion, surrounded by open countryside yet just minutes from the town centre.



Tucked behind gates, providing ample parking, and framed by mature trees, this is a home that feels private and established from the moment you arrive. The approach is calm and understated, leading into a house that reveals its scale gradually rather than all at once.

With over 3,800 sqft of space including the garage and outdoor studio and grounds of just over half an acre, it is a home designed to support family life both now and in the years ahead.





A HOME THAT FLOWS NATURALLY

The layout has been carefully arranged to create both connection and flexibility. The main living room, centred around a log burner, is warm and inviting, with generous proportions and views across the garden that shift beautifully with the seasons.

At the heart of the house, the kitchen and breakfast room is bright, social and naturally connected to the terrace, allowing everyday life to extend outdoors with ease. It's a space that works just as well for busy mornings as it does for long, relaxed evenings.

Alongside this, additional reception rooms provide flexibility without compromise. Whether used for formal dining, a playroom, a snug or a second sitting room, the house adapts easily to the rhythm of modern family life.





VERSATILE LIVING ACROSS FIVE SPACIOUS BEDROOMS



Upstairs, five well-proportioned bedrooms are arranged around a spacious and light filled landing - a sense of calm, created by the architectural window.

The principal suite is particularly well considered, with a Juliet balcony overlooking the garden, a walk-in wardrobe and a well-appointed en suite. It feels like a private retreat within the home.

Four further bedrooms provide excellent flexibility, whether for children, guests or working from home, supported by two additional bathrooms. Each room benefits from natural light and a connection to the surrounding landscape.





A GARDEN MADE FOR LIVING

The garden is one of Woodlands' defining features.



Extending to approximately 0.52 acres and enjoying a south-easterly aspect, it captures the best of the light throughout the day.

A large, level lawn provides space for play, garden games or simply for enjoying the sense of openness. The terrace sits perfectly for outdoor dining, offering an easy transition from the kitchen and main living areas.

And at the far end, an orchard area with apple, plum and cherry trees to complete this picturesque idyll.



SPACE BEYOND THE MAIN HOUSE



In addition to the main accommodation, the property includes a detached double garage with a room and W/C above, along with a separate garden studio.



These spaces offer genuine flexibility and are increasingly valuable in modern living. Whether used as a home office, gym, creative studio or a space for older children, they allow for independence without disconnecting from the main house.



Marlow Common is widely regarded as one of the area's most desirable addresses, known for its combination of natural beauty and convenience. Surrounded by woodland and open countryside within an Area of Outstanding Natural Beauty, it offers immediate access to walking and cycling routes that connect into the Chiltern Hills.

There's a sense of escape and yet Marlow High Street is just a short drive away, offering an excellent choice of restaurants, cafés and independent shops, along with highly regarded schools and strong transport links into London.



LIFE ON MARLOW COMMON

*It's a setting that allows you to enjoy the best of both worlds,
a quieter pace of life without losing connection.*





WHERE TO GO WHEN YOU NEED...



Milk: Sainsbury's and Marks and Spencer are just a 5 minute drive away or it's only a 20 minute walk into town.



Weekly Shop: Waitrose in Henley-on-Thames is just a 15 minute drive away.



Dinner / Drinks: Marlow is a foodie haven, with Tom Kerridge's famous 2 Michelin starred Hand & Flowers, as well as 1 Michelin starred The Coach. There's also a huge variety of choice from Fego's cafe, to La Dolce Bolla prosecco bar to Atul Kochar's Vaasu. Marlow also boasts an Everyman cinema, a boutique film screening and dining experience.



Sport/Fitness: The Marlow Club is a highly sought after private gym with pool, offering a range of classes and services. Higginson Park also plays host to a multitude of clubs from cricket to rugby, tennis courts and swimming pool.



Golf: Harleyford Golf Club is just 8 minutes drive away, the 6,903 yard par 72 course is both challenging and rewarding to players of all levels.



Schools: There are impressive choices for both grammar and non-selective schools, including Sir William Borlase which has been consistently rated as Outstanding and Danesfield Primary, also Outstanding.



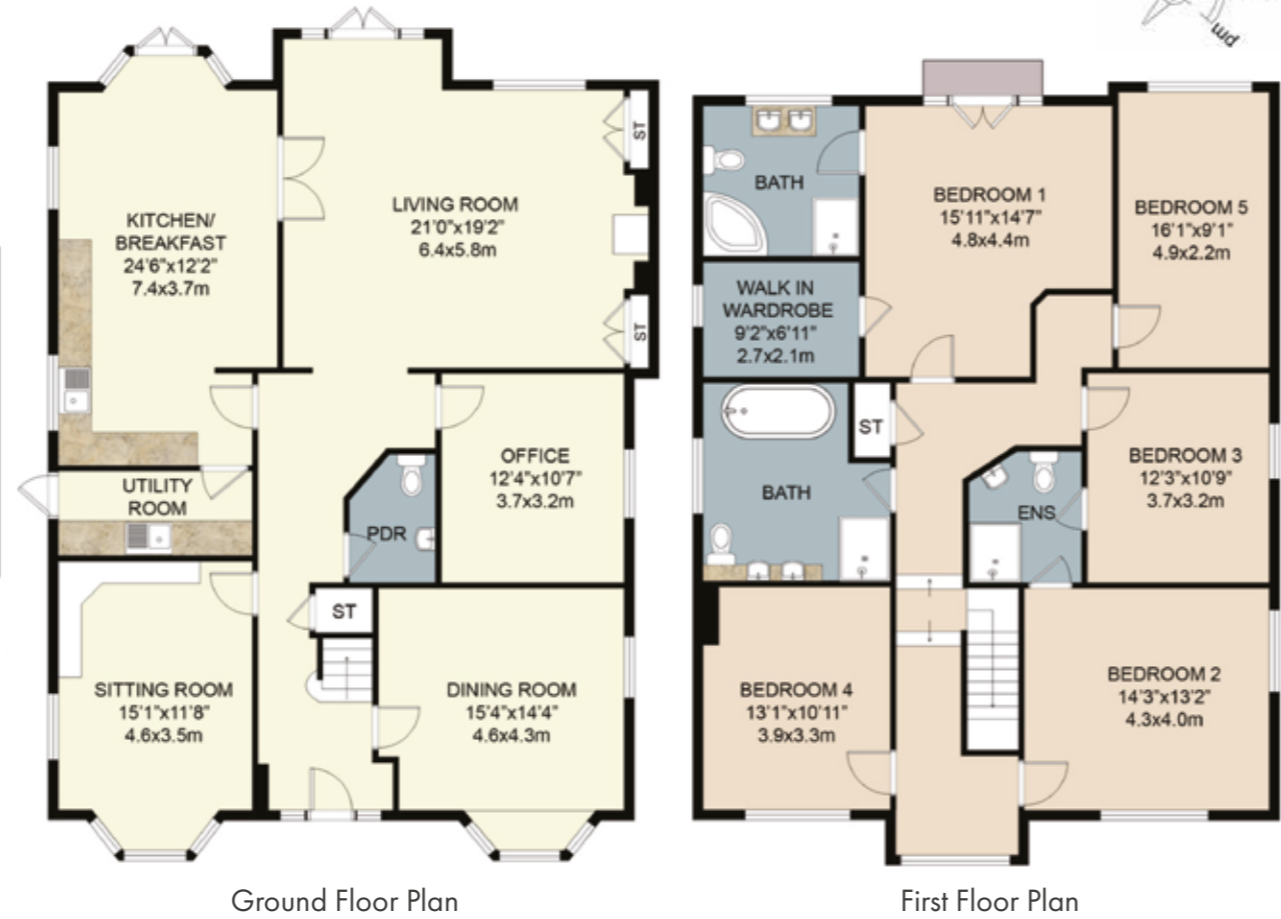
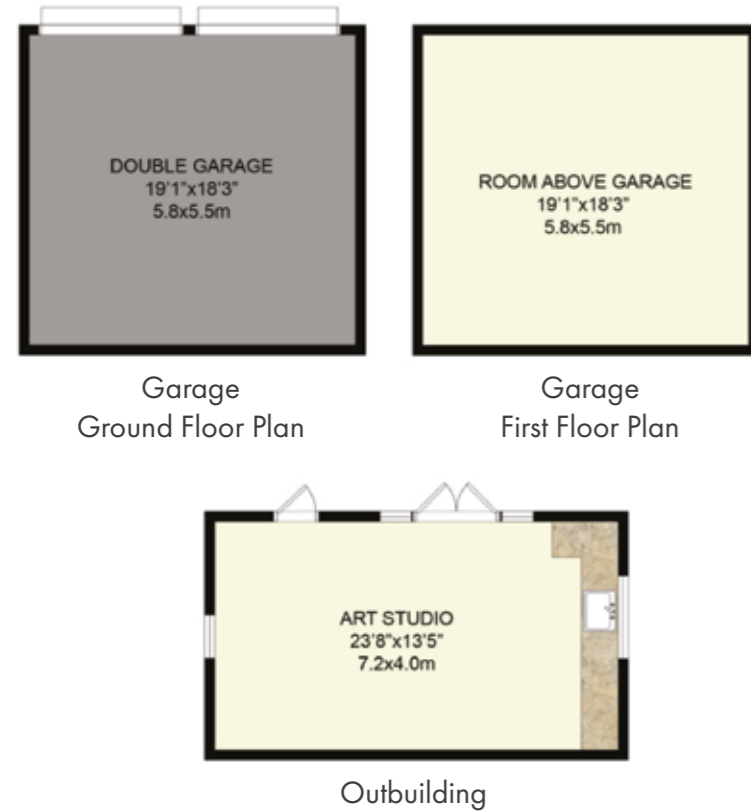
Train Stations: Marlow train station is a 7 minute drive, with a short connection to Maidenhead which offers trains directly into London Paddington in just 24 minutes.



Events: Marlow is a thriving and vibrant town with a year round events, from the Marlow Regatta, Pub in the Park and late night shopping events along the high street.

Ground Floor: 138 m² / 1483 ft²
 First Floor: 129 m² / 1393 ft²
 Total Internal Area: 267 m² / 2876 ft²
 (Exc. Garage/Outbuilding)

Garage Ground Floor: 32 m² / 349 ft²
 Garage First Floor: 32 m² / 349 ft²
 Outbuilding Area: 29 m² / 317 ft²



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THE FINER DETAILS

Square Footage:	2876 (excluding outbuildings)
EPC:	C
Council Tax Band:	G
Heating:	Gas
Distances:	8 miles to M4 J8/9 6 miles to M40 J4 22 miles (30 mins) to Heathrow Airport
Local Authority:	Buckinghamshire Council



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