



**5 THE LAKES, HARLEYFORD, MARLOW
OFFERS IN EXCESS OF £500,000 LEASEHOLD**

am ANDREW
MILSOM

**5 THE LAKES
HARLEYFORD ESTATE
HENLEY ROAD
MARLOW
BUCKS SL7 2SW**

OFFERS IN EXCESS OF £500,000 LEASEHOLD

Occupying a marvellous position with fine views across the lake, this reverse living country lodge is set in the sought after surroundings of the Harleyford private estate, a short distance from The Thames

PARK LIKE COMMUNAL GROUNDS: MAIN BEDROOM & BATHROOM: DOUBLE BEDROOM: SHOWER ROOM: TRIPLE ASPECT FIRST FLOOR LIVING ROOM WITH VAULTED CEILING & BALCONY: KITCHEN: STORE ROOM: ELECTRIC HEATING: DOUBLE GLAZING: VERANDA: AMPLE CAR PARKING: HIGH DEGREE OF SECURITY: ELEVEN MONTH OCCUPANCY.

TO BE SOLD: This Norwegian log lodge enjoys reverse living accommodation affording a superb first floor living room with vaulted ceiling and wonderful, peaceful, outlook across the lake. Harleyford Estate includes an award winning golf course and a marina with extensive Thames frontage allowing the opportunity to rent a mooring if required – a short walk from the lodge. There is access through the estate to a number of lovely Chiltern walks as well as to the Thames Path by which Marlow is within a mile and a half. For those with ornithological interests the lake is a haven for the heron, swans, coots and kingfishers. 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 lodge is subject to an eleven month occupancy restriction so it cannot be

slept in during the month of February and is an ideal second home enjoying all the benefits of a detached house without the usual upkeep, coupled with a high degree of security. The accommodation comprises:

ENTRANCE HALL front door, night storage heater, telephone point, inset lighting, doors to



BEDROOM ONE fine view, night storage heater, door to



BATHROOM panel enclosed bath with Aqualisa shower and spray screen over, electrically heated towel rail, extractor fan as well as window, low level w.c., wash basin in pine vanity surface with cupboards under, inset lighting, tiled splash backs, electric shaver point.



BEDROOM TWO fine view, night storage heater.



SHOWER ROOM corner fitted shower cubicle with Aqualisa control, pedestal wash basin, low level w.c., electrically heated towel rail radiator, extractor fan as well as window, airing cupboard with pre-lagged hot water tank fitted with dual immersion, inset lighting.

FIRST FLOOR

Stairs lead to an impressive triple aspect



LIVING ROOM vaulted ceiling, double glazed picture window and sliding door opening to



BALCONY view across the lake, storage heater, log burner, quarry tiled hearth, brick surround, four wall light points, cubby hole, opening to



KITCHEN wood edge laminated work surface with one and a half bowl single drainer stainless steel sink unit inset, drawers and cupboards under, wall cupboards, one glazed, laminated flooring, wine rack, integrated fridge and freezer with cupboards over, stainless steel oven with Neff ceramic four plate hob and integrated cooker hood over, integrated Neff dishwasher, washing machine as plumbed, inset lighting, access to loft, tiled splash backs.



OUTSIDE
There is an extensive deck in front of the property with balustrade giving an outside living area with outside light. Integral to the lodge is a useful store. Nearby is the car parking area for the lodges with tarmac path to number 5.



NB. The lodge is held on a 125 year lease from the 25th March 1995

SERVICE CHARGE & GROUND RENT: £2900 plus VAT paid half yearly includes water, sewage charges.

M35260125 EPC BAND: TBC

COUNCIL TAX BAND: TBC

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

DIRECTIONS: using the postcode **SL7 2SW**, an impressive gated entrance to Harleyford will be seen on the left hand side.

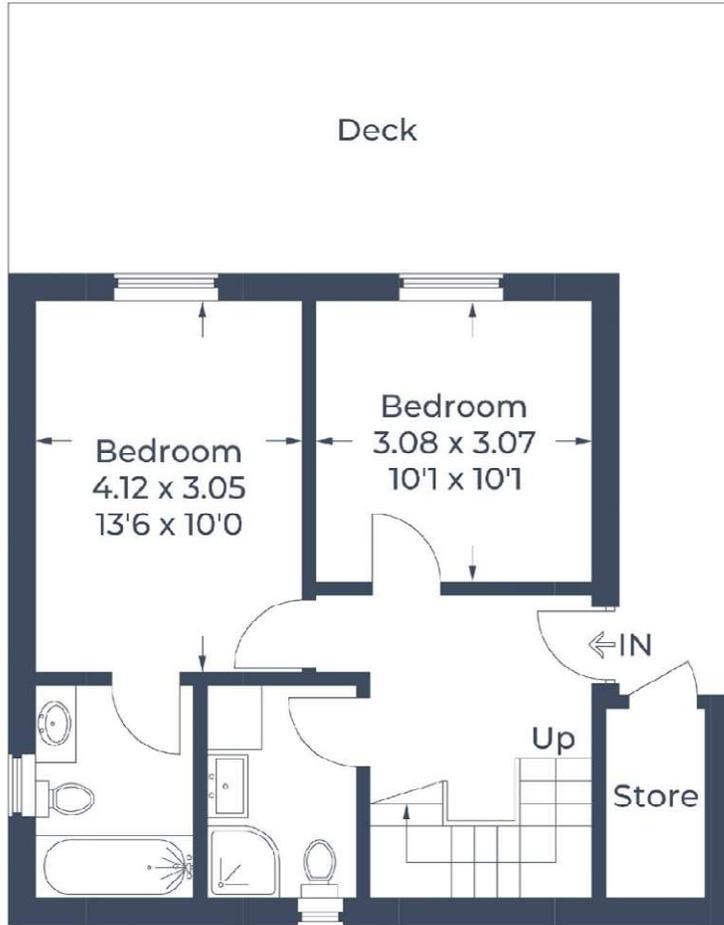
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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.

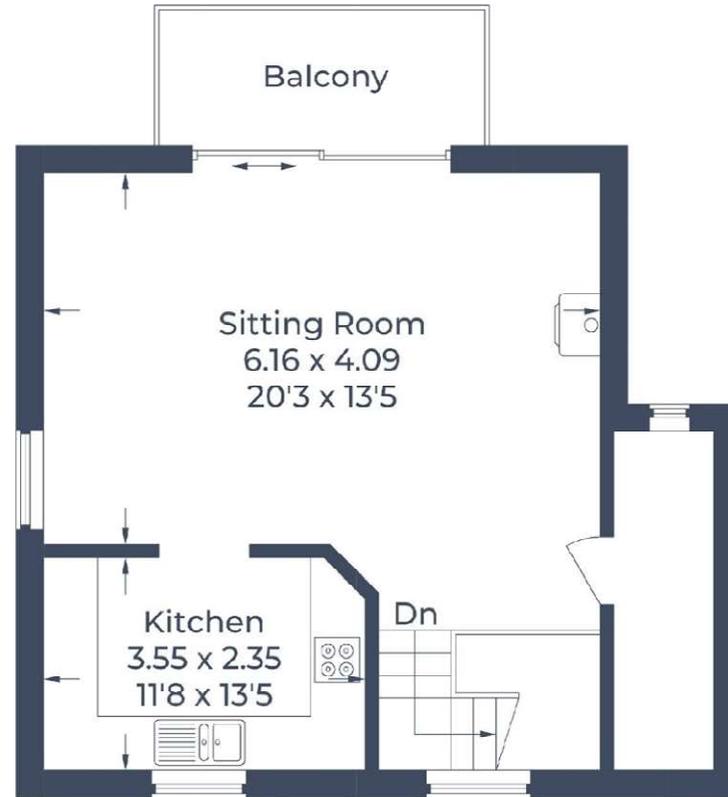
NB The owner of this property is an employee of Andrew Milsom estate agents

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area
Ground Floor = 40.7 sq m / 438 sq ft
First Floor = 45.7 sq m / 492 sq ft
Store = 2.3 sq m / 25 sq ft
Total = 88.7 sq m / 955 sq ft



Ground Floor



First Floor

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

© CJ Property Marketing Produced for Andrew Milsom