



banners & babingtons

The Walled Garden

Marlow



**The Walled Garden  
Marlow  
Buckinghamshire  
SL7 2FD**

- 
- Tenure - On Licence
  - Guide Price - OIEO £550,000
  - Licence Remaining - 58 years
  - Council Tax Band - N/A
  - Local Authority - N/A



**BONNERS & BABINGTONS offer -  
This spacious THREE BEDROOM  
lodge situated in a SECLUDED part  
of The Walled Garden with  
PRIVATE ENTRANCE and SOLE  
USE of a large secluded garden.  
VIRTUAL TOUR AVAILABLE.**



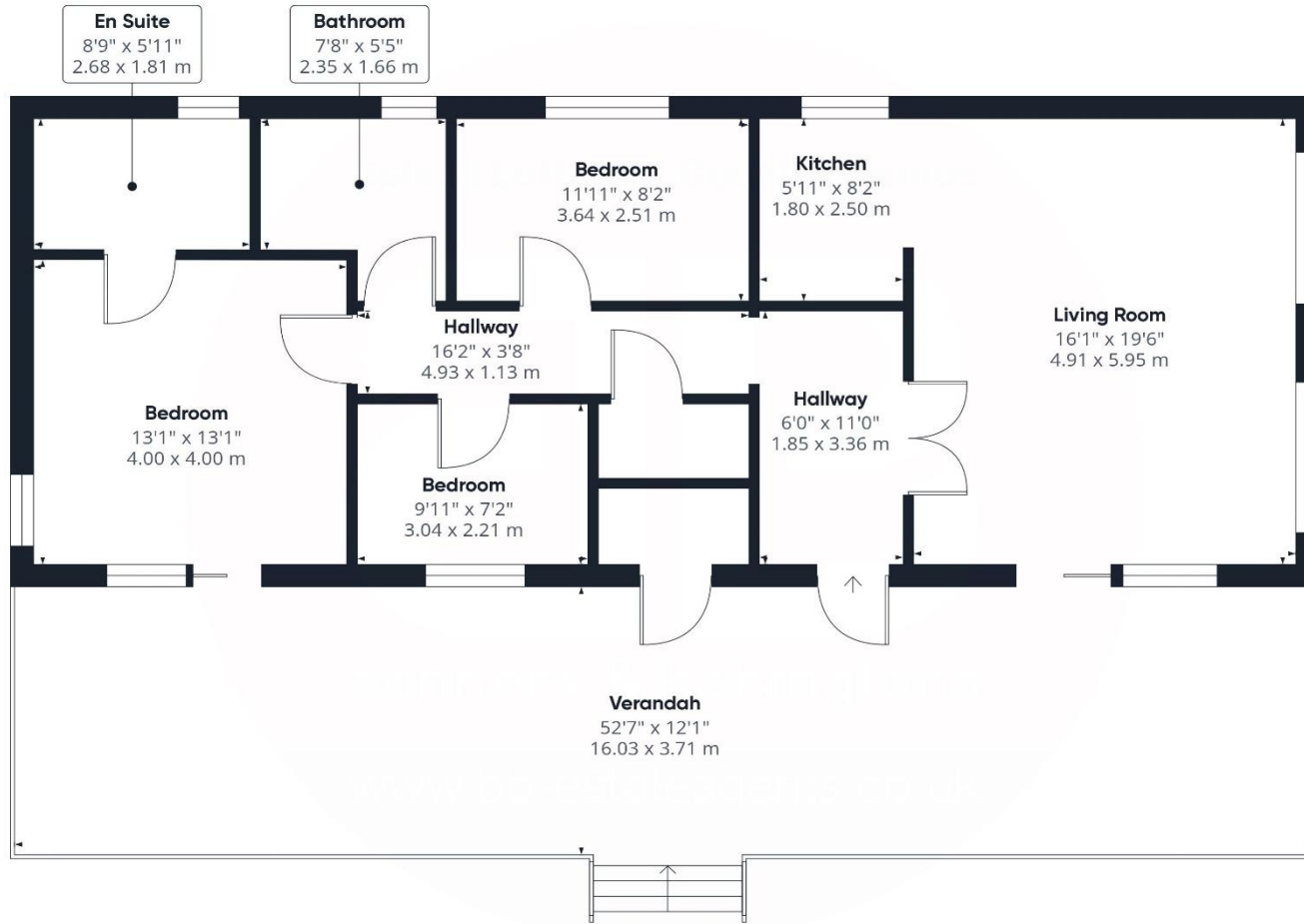
This is a rare opportunity within Harleyford to secure a spacious detached lodge with three bedrooms, private entrance gate and pretty much your own garden. The property has been well maintained by the current owner including a recently refitted kitchen and offers generous sized rooms throughout. Stepping up onto the verandah you have plenty of space to put your outside furniture and enjoy lots of alfresco dining looking out over the well maintained gardens. On entering the property there is a spacious hallway offering access to living room, family bathroom and all the bedrooms. On the right there is a large living room with doors to the verandah and windows to the rear and side. Off the living room there is superb refitted kitchen with integral white goods, work surfaces, induction hob and oven, there is an integral fridge freezer and extractor fan. Moving along the hallway there is a double bedroom to the left, family bathroom on the right and as you move further along there is a nice sized single room. At the end of the hallway is a delightful master bedroom with doors leading to the verandah and door through to the en suite.

Outside the property benefits from a secluded garden which although is not owned by the vendor, has pretty much sole use. There is a private gated access from the car park and the river is only a stones throw away.

Harleyford Estate is not only in a designated area of outstanding natural beauty, but also an English Heritage site. Originally designed by Sir Robert Taylor in the late 1740's, the Grade II Georgian Manor House sits in the centre of this private Estate. Providing a tranquil setting, there is access to the Thames path and delightful walks across the Chiltern countryside. Within the Estate is an 18 hole private members Golf Club with clubhouse and dining facilities as well as an award winning marina.

The charming historic town of Marlow is a few minutes drive with its excellent selection of shops, schools, bars and restaurants. Links to the city can be found via the A404 to M4 junction 8/9 or M40 at junction 4 or by rail from Marlow or Henley to London Paddington. Heathrow airport is about 30 miles away.





Approximate total area<sup>(1)</sup>  
 980.82 ft<sup>2</sup>  
 91.12 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



bonners & babingtons

3 Anglers Court, Spittal Street,  
 Marlow, Bucks, SL7 3HJ



01628 333800

www.bb-estateagents.co.uk

**Disclaimer**

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170