



bonners & babingtons

Harleyford Estate

Marlow

**Harleyford Estate  
Marlow  
Buckinghamshire  
SL7 2DY**

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- Tenure: Licence (25 years remaining)
  - Guide Price: £250,000
  - Local Authority: BCC
  - EPC Rating: N/A
  - Service Charge: TBC
  - 2024 = £5200 per annum



We are delighted to offer to the market this fantastically presented two bedroom cabin situated on a delightful plot with views over the Thames. On entering the property you are greeted by a light and airy living room with vaulted ceilings and double doors to the verandah. From the living room there is a fully integral kitchen with over, hob, dishwasher, fridge and freezer as well as an array of storage cupboards and boiler cupboard. From the Kitchen there is a nice family bathroom with a white suite. Moving along the property on the right there is bedroom two, a nice double bedroom with fitted wardrobes and window to side aspect. At the end of the property there is a lovely master bedroom with an ensuite shower room and fitted wardrobes. To the outside there is a verandah which is ideal for al fresco dining and parking for two cars. With the River Thames only a few hundred metres away this is riverside living at its finest.

The Harleyford Estate is one of the most beautiful private country estates in the South of England. Steeped in history and nestling on the banks of the River Thames, near Marlow, Buckinghamshire, this wonderful location offers a perfect blend of leisure and tranquillity. At the heart of the Estate lies the 18th Century Grade 1 Listed Georgian Manor House restored to an award-winning standard in 1989.

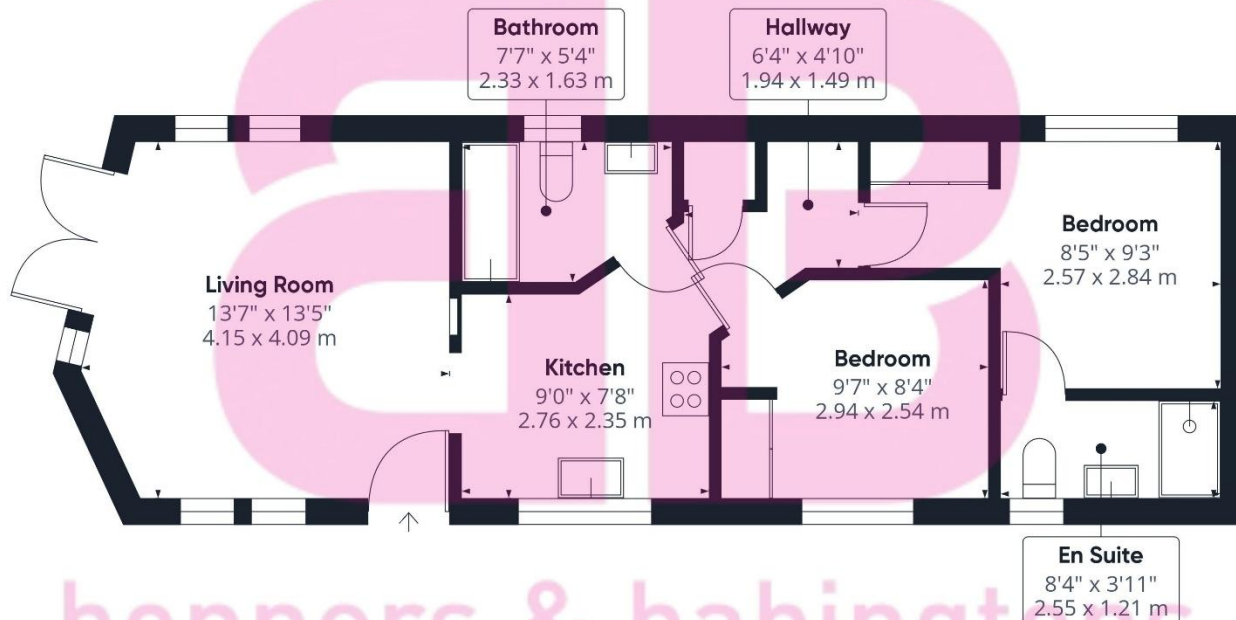
Parts of the grounds are attributed to the 18th Century landscape designer Capability Brown and have been designated as An Area of Outstanding Natural Beauty.

Within the grounds lie the award-winning marina and Thames side moorings, luxurious holiday homes, residential properties and golf course.

Since 1986, Harleyford has consistently won the prestigious 5 Gold Anchor award – the most coveted in the industry.

**BONNERS & BABINGTONS offer - Situated in a pleasant riverside location this lovely two bedroom cabin is offered to the market with no onward chain. In fantastic order throughout this property also benefits from parking for two cars and river views.**





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**Approximate total area<sup>(1)</sup>**

528.73 ft<sup>2</sup>  
49.12 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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