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Claymoor Park



# Claymoor Park Marlow Buckinghamshire SL7 3DL

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- Guide Price £825,000
- Tenure: Freehold
- Buckinghamshire Council
- EPC Rating D
- Council Tax Band Band F
- Service Charge: £150





A superb 4 bedroom detached home situated on a large corner plot with potential to extend (STP) with heated outdoor swimming pool and covered entertaining area. Claymoor Park is a peaceful, no through road and the residents own the 4.5 acres of communal grounds that surround the development which are perfect for family gatherings or an extension of the gardens. There is annual maintenance charge of £150 pa paid by all residents to maintain the attractive gardens.

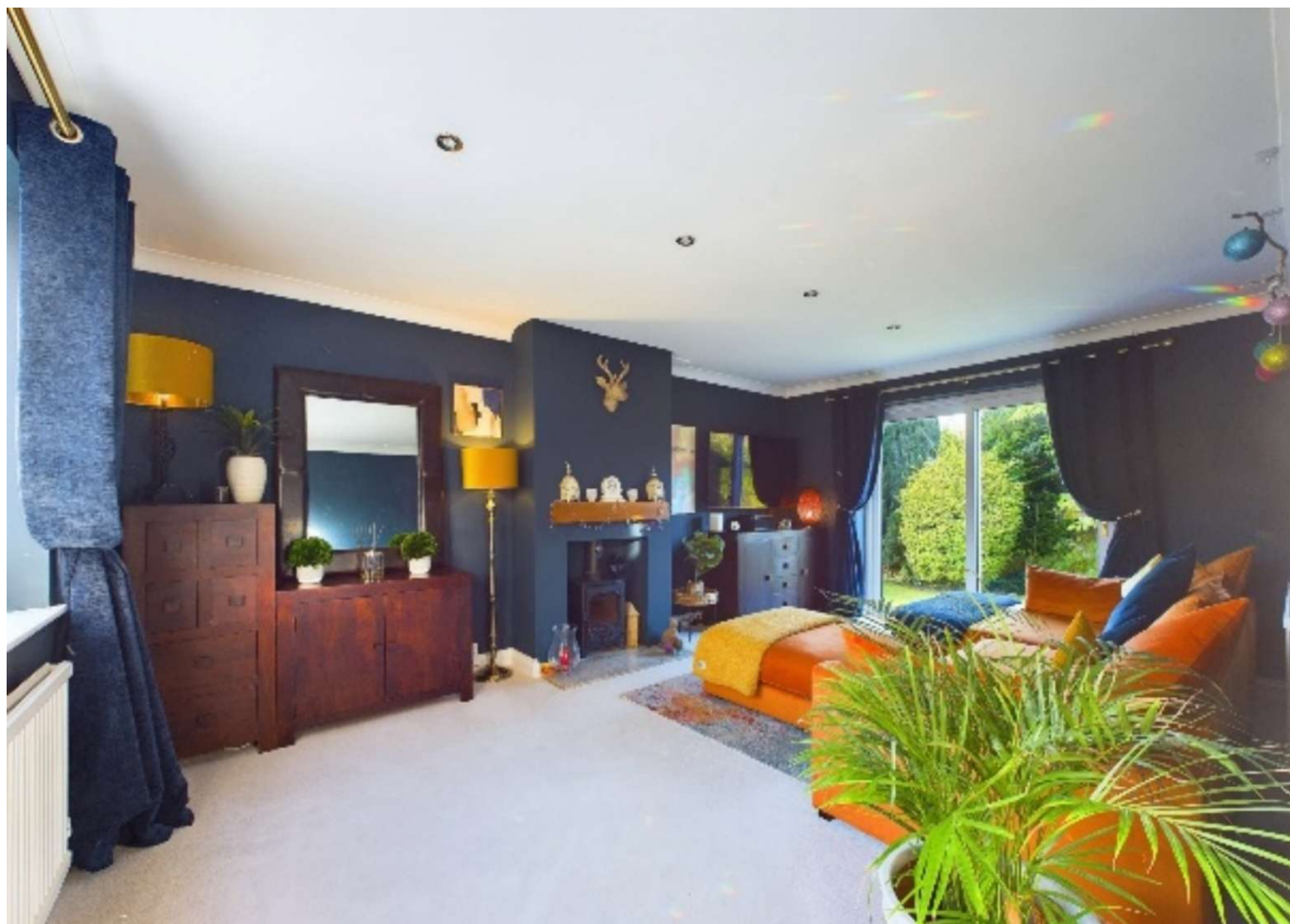
The accommodation briefly comprises on the ground floor, entrance porch, reception hall, living room with log burner, family room, kitchen/dining room, ground floor shower room, utility room/office space and gym. The first floor comprises large principle bedroom with built in wardrobes, 3 further generous bedrooms, landing with access to the loft space and family bathroom.

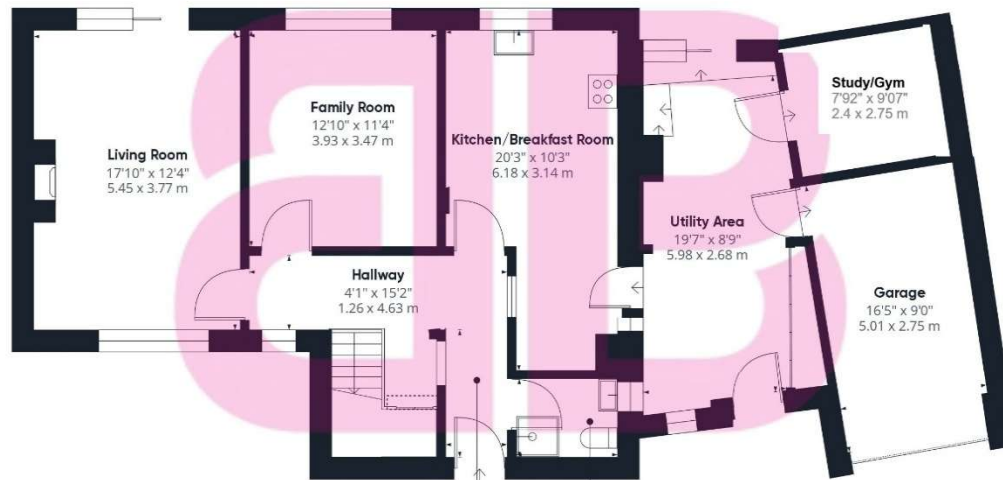
Outside there is driveway parking leading to a good size garage, a corner plot secluded rear garden with paved entertaining area, covered decked terrace with barbecue area, ideal for Alfresco dining and heated swimming pool.

Situated a short drive of Marlow town centre & local schools approx. two miles with its array of bustling shops, & restaurants & cafes, including The Ivy Marlow Garden in the High Street, and Tom Kerridge's 'The Coach' & the renowned 2 Michelin Star 'The Hand & Flowers' both in West Street. High Wycombe town centre is also just over two miles away with Station to London Marylebone.

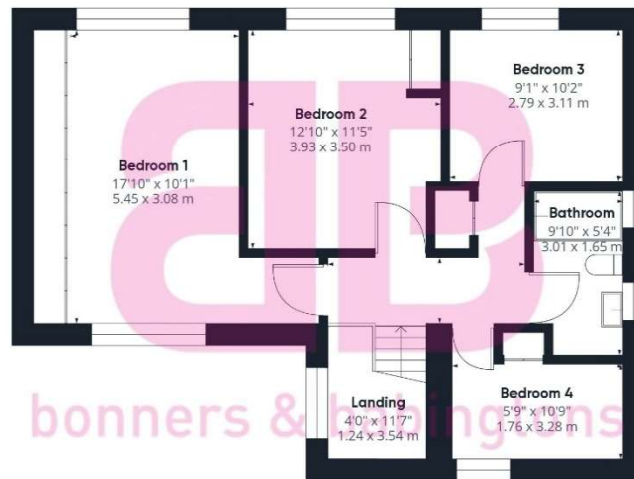
The M40 motorway can be accessed at J4 Handy Cross within two miles, or J5 Stokenchurch within 5 miles for the London, Oxford or Heathrow commuter.

There is a wide range of educational and recreational facilities in the area. Excellent local schools are numerous and include Sir William Borlase Grammar School, Great Marlow School in Marlow and the John Hampden Grammar School in High Wycombe. Local recreational facilities include riding, cycling & walking in the Hambleden Valley; golf at Harleyford & Wycombe Heights; Wycombe Sports centre at Marlow Hill, rowing at Marlow Rowing Club; and the National Sports centre at Bisham Abbey.





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Approximate total area<sup>®</sup>

1,808.59 sq/ft  
168 sq/m

Reduced headroom

2.25 ft<sup>2</sup>  
0.21 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 are based on RICS IPMS 3C standard.

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