





The Walled Garden Harleyford Estate Buckinghamshire SL7 2FD

- Tenure: Licence
- Guide Price £325,000
- License – 56 yrs remaining
- Pitch Fee - £6,234 p/a
- Occupancy 51 weeks a yr
- Council Tax - NA



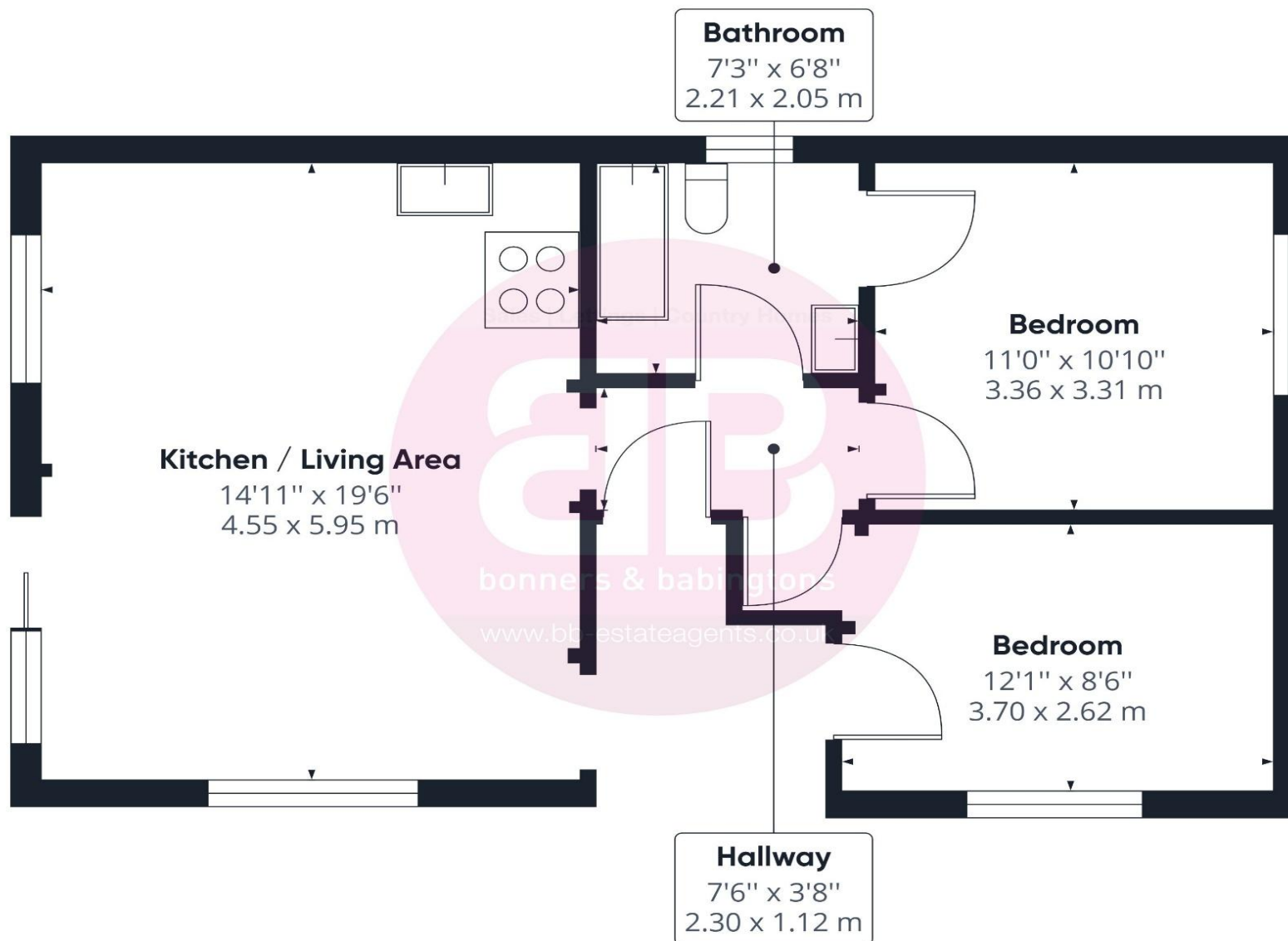
A superb detached 2 bedroom lodge with well proportioned rooms situated in the 'Walled Garden' on the sought after Harleyford Estate. The property has undergone a recent refurbishment with, fitted kitchen with integrated appliances, bathroom and flooring. The property is well equipped with accommodation briefly comprising entrance hall, 'open plan' living room/kitchen with vaulted ceiling, principal bedroom, a further double bedroom and modern bathroom.

Outside there is a raised decking platform ideal for Al Fresco entertaining, good size storage shed, garden area and ample parking.

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.

**CASH BUYERS ONLY - This
STYLISH 2 bedroom lodge with a
WELL PROPORTIONED ROOMS
and decked outside entertaining
terrace situated in the 'WALLED
GARDEN' on the SOUGHT AFTER
Harleyford Estate. NO UPPER
CHAIN**





Approximate total area⁽¹⁾

605.55 ft²

56.26 m²

(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

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