



A BEAUTIFUL BRICK AND FLINT MANOR HOUSE LOCATED IN PRIVATE ESTATE

HENLEY ROAD, MEDMENHAM, MARLOW, BUCKINGHAMSHIRE, SL7 2EU

Furnished, Part Furnished, Unfurnished, £8,950 pcm

Available from 20/05/2019



A BEAUTIFUL BRICK AND FLINT MANOR HOUSE WITH COTTAGE, INDOOR POOL COMPLEX, GAMES BARN AND STUDIO.

- 5 Bedrooms • 4 Bathrooms • 4 Receptions
- Guest cottage • 15m Indoor pool complex • Games room and separate gym • Gardens • Cinema room/studio • EPC rating = E • Admin charges apply
- EPC Rating = E • Council Tax = H

Situation

Set in a picturesque valley between Marlow and Henley in approximately 100 acres of private grounds of gardens, woodland, paddock and pasture land.

Description

A charming newly refurbished brick and flint 4 bed manor house (c1840), with separate 1 bed guest cottage, high quality 15m indoor swimming pool complex, cinema room, games barn, gymnasium, garaging, and maintained gardens. Entrance porch leading to entrance hall, family room, drawing room, dining room, further reception room, conservatory, eat in kitchen, cloakroom. Master bedroom with dressing room and en suite, guest bedroom with en suite, two further double bedrooms, en suite, family bathroom. Cottage has reception room, double bedroom, shower room and fitted kitchen. Cinema room, indoor swimming pool with changing rooms and sauna, gym, games room with snooker table and table tennis. Gardens (maintained), garages.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.



Kingsbarn Manor, Medmenham

Gross internal area (approx.)

Total = 491 sq m (5292 sq ft)

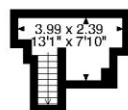
Main House = 450 sq m (4847 sq ft)

Cottage = 41 sq m (445 sq ft)

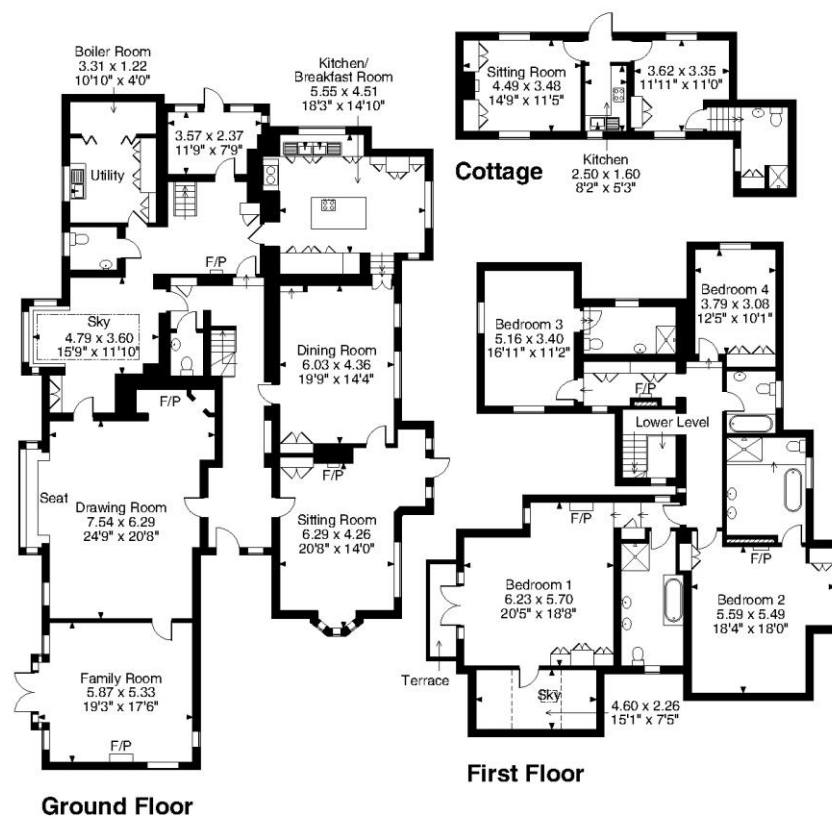
For identification purpose only. Not to scale.

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Denotes restricted head height



Lower
Ground Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	47
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £285 (inc VAT). £39 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check in fee – charged at the start of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example. a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit – usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets – additional deposit required generally equivalent to two weeks rent. For more details visit Savills.co.uk/fees. **Please be advised that the local area maybe affected by aircraft noise and/or planning applications. We advise you make your own enquiries.** 20190510SUBI

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Marlow Lettings

Lee Burnard
lee.burnard@savills.com
+44 (0) 1628 499 907

savills.co.uk