AN OUTSTANDING FAMILY HOME, IMMACULATELY PRESENTED THROUGHOUT, JUST ONE MILE FROM MARLOW HIGH STREET, YET WITH STUNNING COUNTRYSIDE VIEWS BEYOND.

Price on Application - Freehold

Fantastic location just under one mile to High Street
✦ Immaculately presented throughout ✦ Five well-proportioned reception rooms across two floors
✦ Master bedroom suite, four further bedrooms (two en suite) ✦ Stunning views of countryside beyond from all rooms to the rear ✦ Beautifully kept formal gardens

DISTANCES & TIMES
Marlow Station – 1.4 miles ✦ Marlow High Street – 0.9 miles.

SITUATION
Situated in a prime residential location approximately 1 mile from Marlow town centre, set back on the Henley Road.

With fantastic access to the nearby Harleyford Estate and River Thames Path, you have genuine access to the countryside and the Chilterns.

Sir William Borlase’s Grammar School, the Hand & Flowers Michelin starred restaurant and all that Marlow High Street has to offer is within 1 mile.

Marlow has a railway station (via Maidenhead) to London Paddington, and with excellent access from the A404 to both the M4 and the M40, the communications are very good.

ACCOMMODATION
Built in 2005 by the renowned Hamden Homes, South Hill is a fantastic family home stylishly presented throughout. The property has been built to a high standard, benefiting from underfloor heating throughout, and a fitted sound system and Lutron lighting to some principle rooms.

The spacious reception hall leads off to all principle reception rooms, plus staircases to the first floor and basement.
The Kitchen/breakfast room has been fitted with Mark Wilkinson designed units and island, with a door through to the utility room and French doors leading out onto the terrace. The large drawing room is to the back of the property and benefits from a fireplace, a wide window to enjoy the view and also has a door leading out onto the terrace. There are a further two reception rooms to the front of the property, one with a lovely fireplace and both rooms benefit from large bay windows.

To the first floor, the impressive master suite enjoys a wide window, enhancing the fabulous view beyond. There is a dressing room with fitted wardrobes and an en suite with ‘his and her’ sinks, a spa bath and shower. There are four further bedrooms to this level, two of which have en suite shower rooms, and three bedrooms have fitted wardrobes. There is also a family bathroom.

The lower ground floor offers two further reception rooms; a soundproofed cinema room and a large garden/games room with an additional kitchenette and French doors leading out to the patio creating the perfect space for entertaining. There is also a Villeroy & Boch steam/shower room.

Outside
The property is approached through electric gates shared between two properties, leading to the driveway with parking for multiple cars. There is a double garage with electric door and a room to the back, currently used as an additional store room but is fitted with light and electricity for use as a study.

To the rear of the property, the garden is split level, enhancing the views beyond. From the ground floor, there is a lovely terrace area with steps leading down to a large patio and heated swimming pool which is fitted with mood lighting and pool house. Further steps lead down to the formal gardens laid to lawn with pretty hedges and borders, and a gate at the end of the garden leading out onto Harleyford Lane where there are lovely footpaths to enjoy.

Directions
From Marlow High Street, head north and take the first exit at the roundabout onto West Street and continue onto Henley Road. The turning for South Hill will be found on the left hand side after about one mile.

Additional Information
Local Authority: Wycombe Council – Band H
Tenure: Freehold with vacant possession.
Services: All mains services.
Postcode: SL7 2DQ
Energy Performance: A copy of the full Energy Performance Certificate is available upon request.
Viewing: Strictly by appointment with Savills.
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