



bonners & babingtons

**Manor View  
Marlow**





# Manor View Harleyford Marlow Buckinghamshire

**Tenure:** Licence

**Price:** £400,000

**Licence term remaining:** 58 years

**Annual Service Charge:** £8,675.40

**Occupancy:** 51 weeks a year

**Tax Band:** NA

**EPC Rating TBC:** 0





CASH BUYERS ONLY - A fabulous 3 bedroom Lodge with good size living space enjoying an enviable river front location on the sought after Harleyford Development.

The accommodation briefly comprises entrance hall, utility room/storage, 'open plan' living/dining room with sliding doors opening onto the entertaining terrace, fully fitted kitchen with integrated appliances, main bedroom with modern en suite shower room, a second double bedroom with wardrobes, a further good size bedroom and principal bathroom.

The lodge is sold with the benefit of the remainder of a 58-year licence, a 51-week occupancy, no upper chain and electric underfloor heating.

Outside there is private parking to the rear for 2 cars, a secure storage shed and large decked entertaining terrace with lovely riverside views, the perfect space for relaxation and al fresco dining.

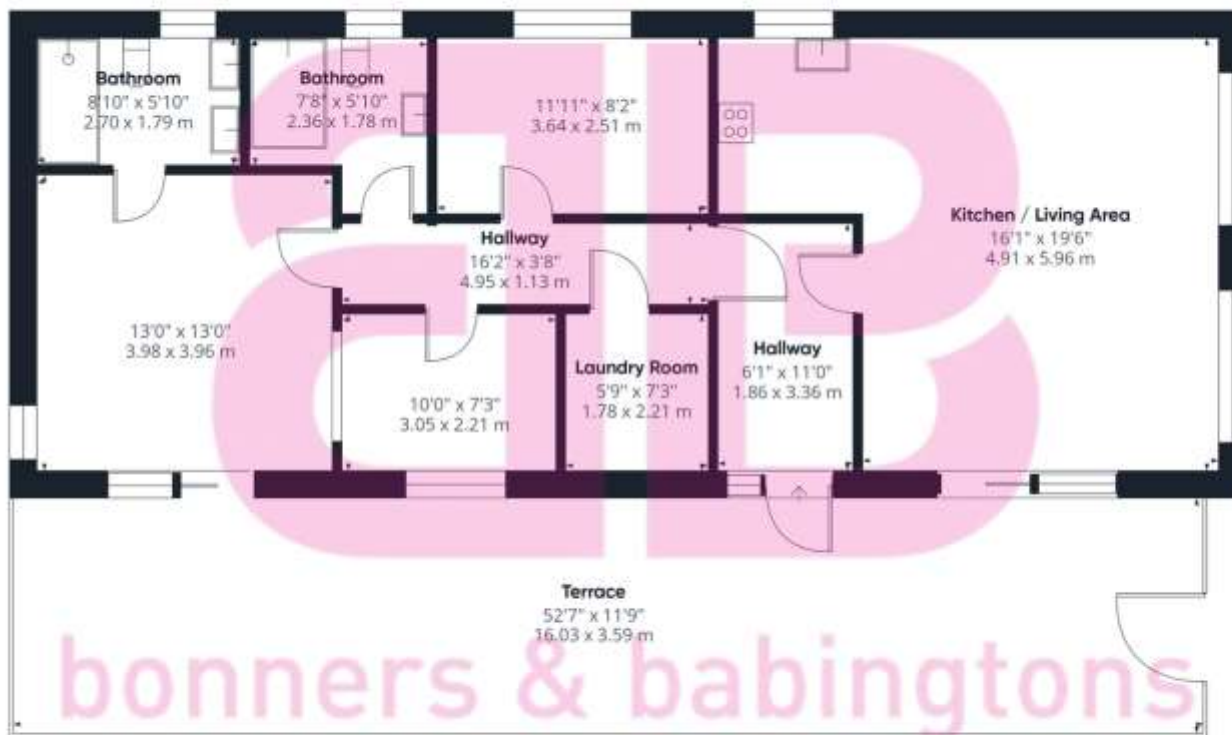
Harleyford Estate is not only in a designated area of outstanding natural beauty, but also an English Heritage site. Originally designed by Sir Robert Taylor in the late 1740's, the Grade II Georgian Manor House sits in the centre of this private Estate.

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.





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

976 ft<sup>2</sup>

90.6 m<sup>2</sup>

Balconies and terraces

619 ft<sup>2</sup>

57.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFI 360



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