

**Old Walled Garden**  
**Harleyford Estate, Henley Road,**  
**Marlow, Buckinghamshire, SL7 2FD**  
**Price £169,950**



**Description**

This delightful detached Norwegian timber holiday lodge is set in the tranquil surroundings of The Old Walled Garden within the stunning Harleyford Estate and just a few yards from the River Thames. Offering 530 square feet of space with under floor heating and a spacious decked veranda

**Situation**

Set in the former walled kitchen garden of this magnificent country estate, this lodge enjoys a tranquil and protected setting within beautifully maintained communal gardens  
 Within the Estate, is the magnificent Donald Steele designed private members 18 hole Golf Course with clubhouse and dining facilities. There is also a seasonal private riverboat bar restaurant in addition to the award winning marina

**Outside**

The Walled Garden comprises a paved walkway with communal seating areas and beautifully stocked gardens and lawns leading to the individual properties with the restored kitchen garden wall providing both seclusion and shelter. Outside there is dedicated car parking for The Walled Garden and access to the facilities of this historic estate

**Additional Information**

This holiday lodge should be occupied as a second home and is held on 75 year licence with 70 years unexpired. There is a management charge which is currently £4,080 per annum which includes ground rent, 24 hour security, water, sewage and maintenance of the communal areas

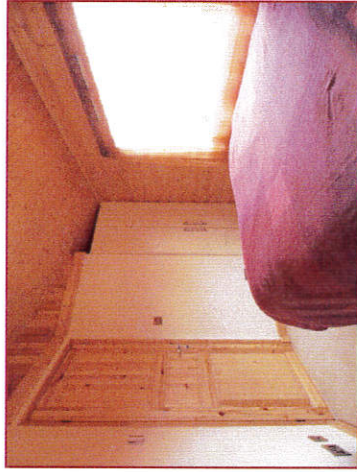
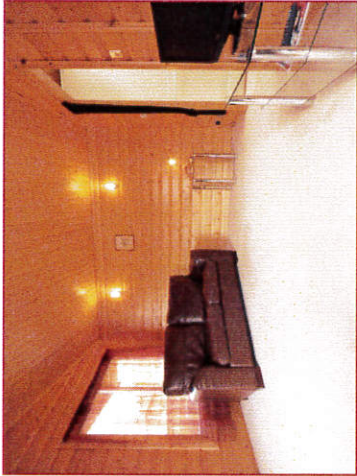
Council Tax is not applicable.



**11 Old Walled Garden, Harleyford Estate**

- Two bedrooms
- Kitchen
- Living room
- Bathroom
- Under floor heating
- Double glazing
- Utility
- Veranda
- Outside store
- Eleven month occupancy
- 70 year licence
- Ample parking

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**Entrance Hall opening to the:**

**Living Room:** about 14'6" x 12'9" (4.42 x 3.88m) with vaulted ceiling, double aspect windows and french doors opening to veranda, television aerial point and telephone point, underfloor heating, opening to:

**Kitchen:** about 10' x 5'11" (3.04 x 1.80m) fitted with granite work surface with stainless steel sink inset, drawers and cupboards under. Smeg four plate ceramic hob with stainless steel splash back and cooker hood above, Smeg stainless steel oven below, wall cupboards, two velux roof lights, integrated fridge/freezer

**Inner Hall:** with utility cupboard with plumbing for washing machine, Megaflo pressurised hot water tank, extractor fan.

**Bedroom One:** about 10'4" x 8' (3.15m x 2.43m) with television aerial point, electric underfloor heating, door to Bathroom, built in double wardrobe

**Bedroom Two:** about 10' 3" x 7'10" (3.12m x 2.38m) with built in double wardrobe, electric underfloor heating

**Bathroom:** with contoured corner fitted bath with shower and spray screen over, fully tiled splash back, wash basin in vanity unit with cupboards under, low-level w.c. tiled flooring, extractor fan, mirror and wall light, electric towel rail

Photos may show items not included in the purchase price. Please check with Sales Office. These particulars have been prepared as a general guide, therefore are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The Walled Garden development is a joint venture between Marlow Leisure Limited & Hatleyford Leisure Enterprises Limited.