



WHITE LODGE, MARLOW

PRICE: OFFERS INVITED IN THE REGION OF £2,000,000 FREEHOLD

am ANDREW
MILSON

**WHITE LODGE
5 BEECHWOOD DRIVE
MARLOW
BUCKS SL7 2DH**

**PRICE: OFFERS INVITED IN THE
REGION OF £2,000,000 FREEHOLD**

Enjoying wonderful gardens and grounds of 1.3 acres, this spacious detached family house would now benefit from some updating but is peacefully located in this sought after cul de sac about a mile from the town centre.

**SECLUDED GARDENS & GROUNDS:
FOUR BEDROOMS: TWO BALCONIES:
BATHROOM: 2 CLOAKROOMS:
DRAWING ROOM: DINING ROOM:
KITCHEN: BREAKFAST ROOM:
VERANDA: SUN LOUNGE:
BOILER/UTILITY ROOM: STUDIO:
DETACHED TRIPLE GARAGE:
GREENHOUSE: GARDEN STORES:
FILTERED POOL.**

TO BE SOLD: this handsome detached family house was built in 1959 and would now benefit from updating although there is also great potential for development, subject to the usual consents. Beechwood Drive is a highly sought after cul de sac about a mile from the town centre and an excellent range of shopping, sporting and social facilities. For families, Sir William Borlase's Grammar School is less than a mile and the house is within the popular Danesfield Primary School catchment. Marlow has a railway station with train service to Paddington, via Maidenhead, which will connect to Crossrail in 2018.

The M4 and M40 motorways are accessible, via the Marlow Bypass, at Maidenhead and High Wycombe respectively. White Lodge is on the site of the original Beechwood House and enjoys many of the landscaping features of the original, including many fine trees. At present the accommodation comprises:

Glazed front door to **ENTRANCE PORCH** with wall light point and glazed door to

ENTRANCE HALL with radiator in cover, stairs to First Floor.

CLOAKROOM with low level w.c., pedestal wash basin, radiators.

DRAWING ROOM: about 21' x 19' (6.40 x 5.79m) with large picture window overlooking the gardens, feature open fireplace with raised tiled hearth and fitted shelves, television aerial point, bar, pelmet lighting and wide arch to

DINING ROOM: about 14' x 13'9 (4.27 x 4.19m) with dimmer light switch, double aspect windows overlooking the gardens and including glazed double doors opening to the **VERANDA** opening to the garden.

BREAKFAST ROOM: about 9'3 x 8'10 (2.82 x 2.69m) with bench seating, radiator, panelled walls, skirting radiator and opening to

KITCHEN: about 11'3 x 9'3 (3.43 x 2.82m) with laminated work surface with twin bowl single drainer sink units inset, ample drawers and cupboards under, Gaggenau hot plate and two electric, two gas hob with integrated cooker hood over, ample wall cupboards, double glazed window overlooking the rear garden, Neff

double oven, cupboard over and under, Liebherr fridge, doors to Hall and Side Passage with picture window and sliding door opening to patio and rear gardens and leading to the

SUN LOUNGE: about 10' x 7'9 (3.05 x 2.36m) with sliding doors and picture windows affording a fine triple aspect, electric wall heater, two wall light points. This room overlooks the pond and filtered pool with open farmland beyond.

Also off the passage is the **LAUNDRY ROOM** with deep enamel sink unit, space and plumbing for washing machine, low level w.c., pre lagged hot water tank and the Ideal gas fired central heating boiler.

FIRST FLOOR

LANDING with access to loft with fold down ladder and doors off to

BEDROOM ONE: about 21' x 12'10 (6.40 x 3.91m) with fine view across the grounds, radiator and skirting radiator, towel rail radiator, wash basin in vanity surface with electric shaver point and light over, double and two single fitted wardrobes, television aerial point, glazed double doors to the **BALCONY**.

DOUBLE ASPECT BEDROOM TWO: about 14' x 14' (4.27m) again with fine views across the gardens with two wall light points, glazed double doors opening to the same **BALCONY**.

DOUBLE ASPECT BEDROOM THREE: about 20'3 x 8'11 (6.17 x 2.72m) with panelled walls, telephone point, fitted shelves and cupboards, radiator, fine view across the pond, pool and open farmland.

BEDROOM FOUR: about 13' x 10'7" (3.96 x 3.23m) with two double built in wardrobes, glazed double doors opening to a second **BALCONY**.

BATHROOM with panel enclosed bath with Triton shower over, bidet, low level w.c., wash basin in vanity unit with cupboards under, fully tiled walls, inset lighting.

NIGHT CLOAKROOM with low level w.c., wash basin with tiled splash back, skirting radiator.

OUTSIDE



White Lodge is approached over a long tarmac driveway leading to ample turning/parking space by which is the **TRIPLE GARAGE** about 23'9" x 19'10" (7.24 x 6.04m) with folding doors, personal door, company's meters, light, power, large loft storage area. There is a useful garden store to the rear and a concrete path leads to a larger storage shed about 12' x 7' (3.66 x 2.13m), further lean to store and the **GREENHOUSE**.

Flanking the drive is the **GARDEN OFFICE** about 22' x 13' (6.71 x 3.96m) in log cabin style with light, power and electric heater. To either side of the drive the gardens are a particular feature of the property including an impressive Redwood tree believed to date back over a hundred and fifty years. There is a lower lawn with numerous trees and shrubs, original retaining walls and steps up to a higher, completely secluded, lawn in front of the house with Loggia in one corner. The lawn continues to the other side of the house and there is also a pair of wrought iron gates opening to



THE REAR GARDENS which are another fine feature with an extensive paved terrace leading onto lawn with numerous Pine trees, screened by Coniferous hedgerow with various walks, shrubs, kitchen garden and cold frames. Behind the Sun Lounge there is a small pond with a bridge leading down to the **FILTERED POOL** which is lined and can be used for swimming with water feature beyond leading to a Gazebo. The grounds and gardens amount to **APPROXIMATELY 1.3 ACRES**.



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VIEWING: To avoid disappointment, please arrange to view with our Marlow office on 01628 890707. We shall be pleased to accompany you upon your inspection.

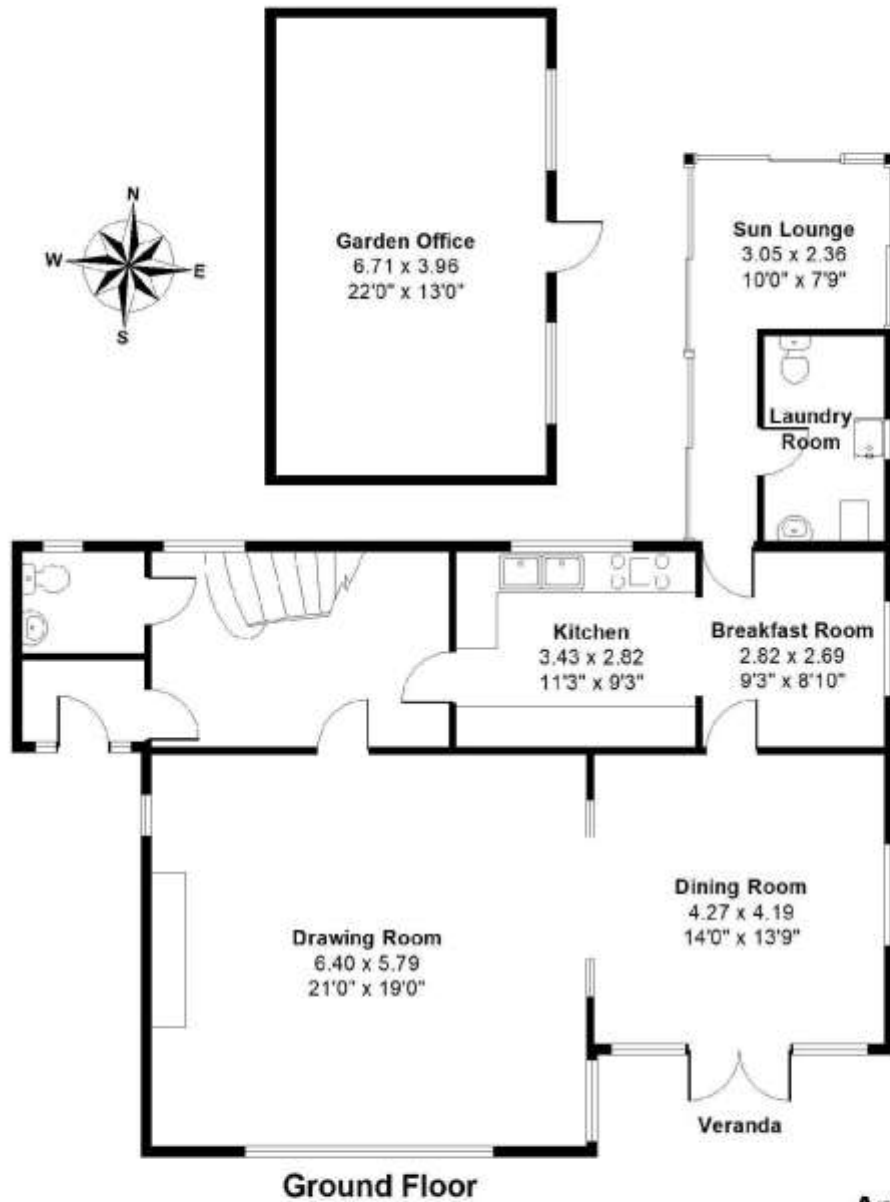
DIRECTIONS: from our Marlow office turn left at the top of the High Street into West Street which becomes Henley Road. After almost exactly a mile, turn right into Beechwood Drive just before leaving the town where White Lodge will be seen on the left.

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Letting and Management: We offer a comprehensive range of services for landlords. Please call 01628 816590 for further details.

NOT TO SCALE

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Approximate Floor Area
Main House 206.14 sq m - 2219 sq ft
Outbuildings 70.23 sq m - 756 sq ft
Total 276.37 sq m - 2975 sq ft
(Gross Internal)