

# HOLLY TREE HOUSE

*Magazine* 



THE  
COUNTRY  
HOUSE  
DEPT.





# HOLLY TREE *House*

Bovingdon Green, Marlow, Buckinghamshire, SL7 2JL



Holly Tree House is a distinguished five bedroom family home that marries generous proportions with a setting of rare tranquillity. Tucked away in Bovingdon Green, one of Marlow's most sought-after nearby villages. The house stands within just over an acre of private grounds, its gardens unfolding onto open paddocks with uninterrupted countryside views. Behind the elegant façade lies a collection of beautifully arranged rooms: from the inviting drawing and dining rooms to a vaulted family area that flows seamlessly from the kitchen breakfast space, designed for modern family life. A magnolia tree forms the centrepiece of the front drive, where ample parking and a triple garage underline its practicality, while thoughtful touches such as a wine cellar and a landscaped terrace for entertaining add richness to the lifestyle on offer. With Marlow's vibrant town centre just minutes away, yet a true village community on the doorstep, Holly Tree House perfectly balances connection and calm.



VICTORIA'S CUSTOM BLEND  
**TEA**  
EST. 1895  
SOLD HERE







# THE FINER *Details*

**Bedrooms**  
5

**Reception Rooms**  
5

**Bath/Shower Rooms**  
4

**Garaging**  
3

**Acreage**  
1.05

**What3Words**  
///poetry.regard.foam

**Co-Ordinates**  
51°34'32"N , 000°47'50"W

**Services**  
Mains water, electricity, and drainage  
Gas fired central heating

**EPC**  
Band C

**Council Tax**  
Band H

**Local Authority**  
Buckinghamshire Council













## ABOUT THIS *Area*



Bovingdon Green is a quintessential English village, centred around its green and beloved community pub, yet within minutes of Marlow's thriving High Street. Marlow itself is one of Buckinghamshire's most desirable towns, renowned for its riverside charm, independent boutiques, award-winning restaurants and a vibrant cultural calendar. The area is perfectly placed for commuters, with swift access to the A404 linking both the M4 and M40 motorways, ensuring convenient journeys into London and beyond. Schooling here is highly sought-after, with an excellent choice of state and independent options, including Sir William Borlase's Grammar School and renowned preps nearby. Together, Marlow and Bovingdon Green offer a rare blend of community, convenience and countryside, creating an enviable setting for family life.





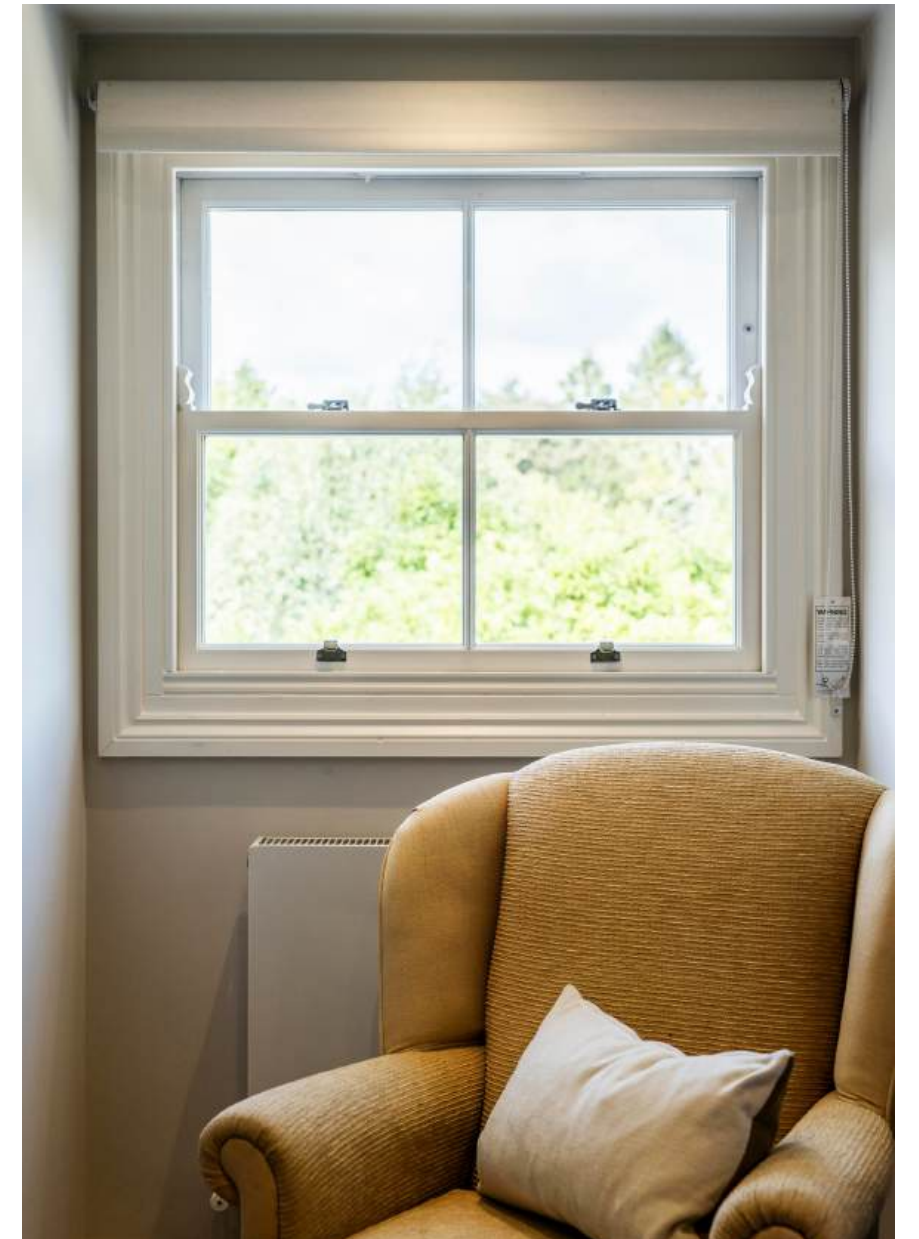






















# POINTS OF *Interest*



## **Towns and Cities**

Marlow 1 miles  
Henley 8 miles  
Cookham 5 miles  
Windsor 15 miles  
London 35 miles

## **Pubs & Restaurants**

The Hand and Flowers, Marlow  
Cliveden House, Cliveden  
The Waterside Inn, Bray

## **Train Stations**

Beaconsfield Train Station 7 miles  
(22 minutes to Marylebone)  
Maidenhead Train Station 8 miles  
(22 minutes to Paddington)

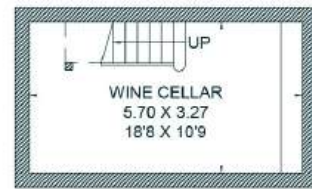
## **Airports**

London Heathrow 22 miles  
London City Airport 52 miles  
London Gatwick 58 miles

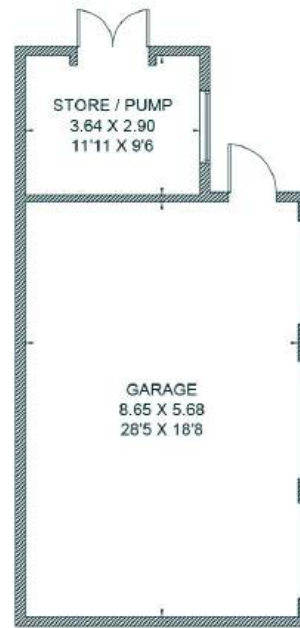


# FLOORPLANS

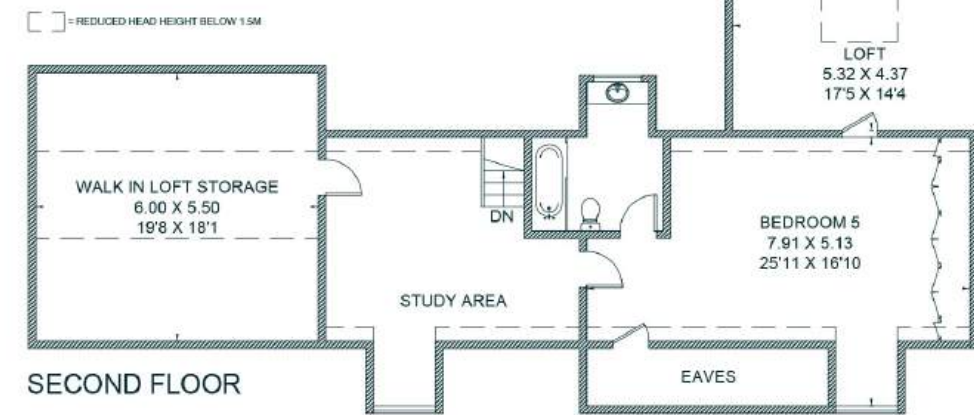
## *Holly Tree House*



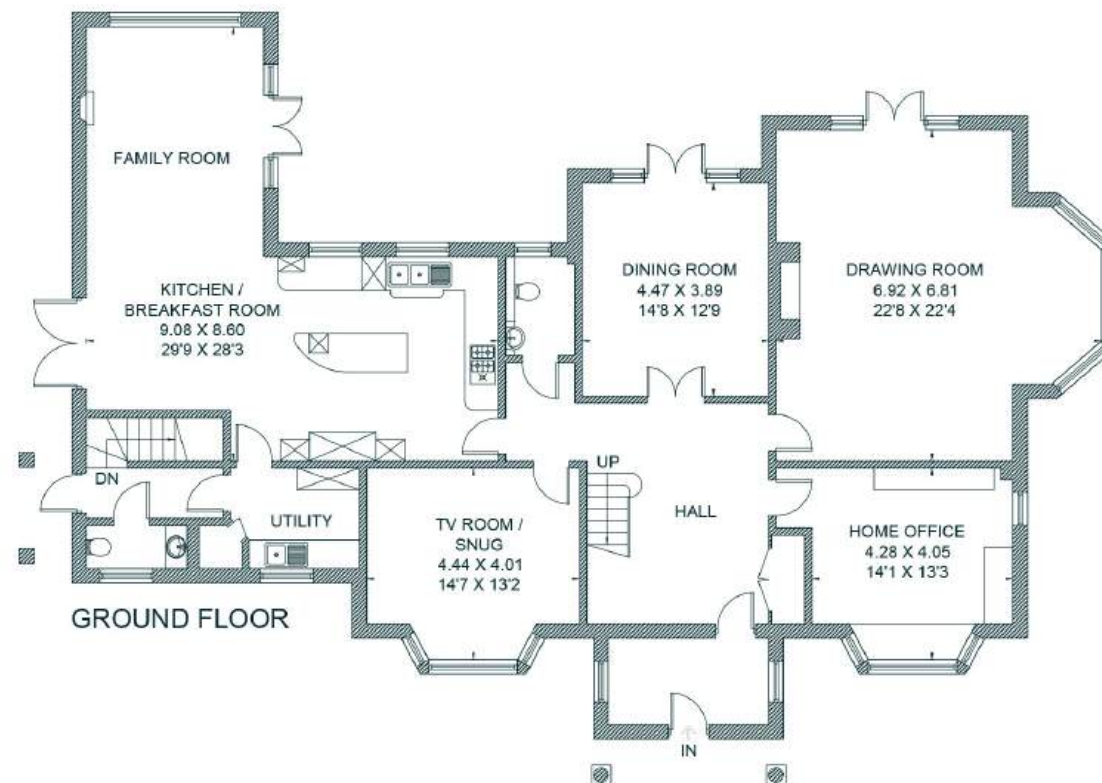
CELLAR



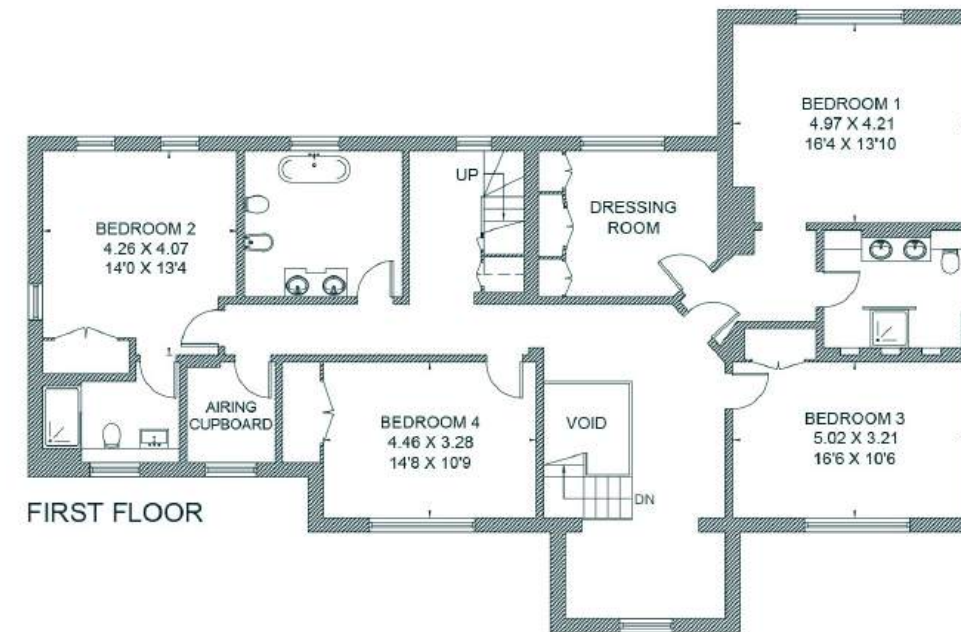
(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Total - 553.8 sq m / 5,962 sq ft  
 House - 476 sq m / 5,124 sq ft | Garage - 49.3 sq m / 531 sq ft | Cellar - 17.9 sq m / 193 sq ft | Outbuilding - 10.6 sq m / 114 sq ft

# AREA GUIDE

## *Buckinghamshire* ➡

With its chocolate box villages, historic towns, quality attractions and stunning countryside along with its cosy pubs, Buckinghamshire is formed partly by Chiltern landscapes that inspired literary residents and has a rich sporting heritage. There are lots of things to do in Buckinghamshire. Walk in Roald Dahl's footsteps through medieval villages to historic coaching inns. Or nose in drawing rooms in Italianate mansions, the backdrop for scandals like the Profumo Affair. This colourful southeast county has a high-octane side. Formula One cars rev on Grand Prix circuits and crews of rowers paddle on Olympic rowing lakes. Buckinghamshire has something for everyone.

### **Walking - The Chiltern Way**

The Chiltern Way is a route of 134 miles through Bedfordshire, Buckinghamshire, Hertfordshire & Oxfordshire and offers breath taking views of the rolling landscape.

### **Eating Out - The Mash Inn, Bennett End**

A restaurant with rooms located in the hamlet of Bennett End. The small restaurant features an open kitchen where they cook simply but skillfully over a bespoke wood-fired grill.

### **Event - The British Grand Prix**

Home of the British Grand Prix, the Silverstone circuit straddles the Northamptonshire / Buckinghamshire boarder.

### **Day Out - Waddesdon Manor**

Built by Baron Ferdinand de Rothschild to exhibit his collections of art treasures. The Victorian garden is considered one of the finest in Britain.





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