



Woodlands

Marlow, Buckinghamshire

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*Space, seclusion and countryside calm - a smart modern home
tucked away in one of Marlow's best-kept secrets*





A Rare Sense of Calm

Welcome to Woodlands - a bright and beautifully balanced family home tucked at the end of a private cul-de-sac, surrounded by mature trees and sweeping countryside. Set within an acre plot and bordering ancient woodland, it's a spot that feels like a rural retreat - yet you're just two miles from the heart of Marlow.

Built in 1987 and thoughtfully maintained to a high standard ever since, this is a house that gives you space to grow, privacy to unwind, and flexibility for whatever life brings next.

You'll find over 3,200 sq ft of accommodation, including a detached garage with a studio above - perfect for working from home, hobbies or future conversion (subject to permissions).

Shillingridge Park is one of those places few people know about - but those who do, rarely leave. With just a handful of detached homes, this discreet cul-de-sac offers a quiet, neighbourly feel with footpaths straight out into the Chiltern countryside. It's a hidden gem, and Woodlands sits right at its heart.



As you arrive, a gated entrance opens onto a generous paved driveway with plenty of parking. The house sits proudly at the end of the lane, framed by its gardens and with woodland views beyond.

Step inside and the sense of space is immediate. A broad hallway welcomes you in, with warm tones, parquet flooring underfoot, and a calm, understated palette that runs throughout the home. This is a house that feels instantly easy to live in - ready to move into, but with room to personalise and make your own.



A Smart and Spacious Arrival

Room to Gather and Room to Escape

The ground floor offers a wonderfully flexible layout for family life. To one side of the hall is the triple-aspect sitting room - a light-filled, generous space for relaxing and entertaining. With views in three directions and doors out to the terrace, it's a room that invites both quiet mornings and lively evenings. A grand fireplace with log burner adds charm, character and the promise of cosy nights in.

Across the hall, a formal dining room offers elegant space for family gatherings or celebrations with friends, while a separate family room gives you the flexibility to create a playroom, media snug or breakout space - tucked away but still close to the heart of the home.





The Kitchen and Beyond



To the rear of the house sits a bright and practical kitchen, connected to a breakfast room and utility - the trio working together to support daily life with ease. Whether it's homework at the table, Saturday baking, or mid-week meals in the breakfast room, this is a space that flexes beautifully with the rhythm of family life.

A separate fully fitted study completes the ground floor - ideally placed for working from home in peace - along with a cloakroom and guest WC.

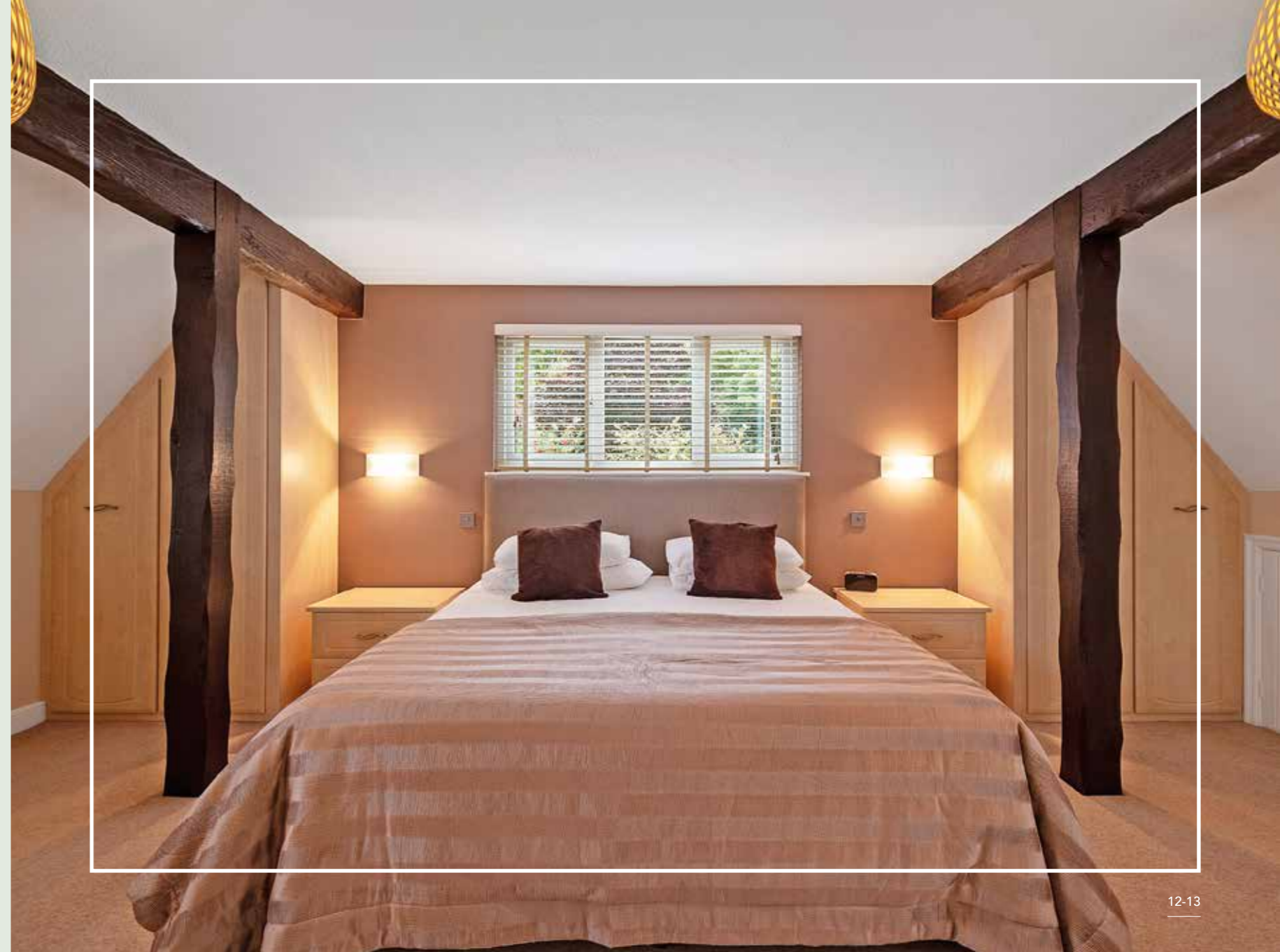


Five Bedrooms and Flexibility to Spare

Upstairs, there's room for everyone. The principal bedroom is large and inviting, with an en suite shower room and leafy views over the grounds. A second en suite guest room sits at the opposite end of the landing, offering privacy and space for visitors or older children.



In between, you'll find three further double bedrooms, all bright and well-proportioned, along with a family bathroom featuring contemporary fittings and a calm, modern finish. Each bedroom offers scope to tailor for your family's evolving needs - whether it's creating dressing areas, playrooms or dual home offices.





Studio Potential

Set above the detached double garage, a large studio room offers huge flexibility. Whether you need an office, art space, teenage hideaway or a future annexe (subject to permissions), it's a valuable extension of the home that sits discreetly apart from the main accommodation. Several neighbouring homes have undertaken enlargements - so for buyers looking to create a larger home in a tranquil setting, this is a property with scope.



Gardens and Setting

The setting is where Woodlands truly lives up to its name. The home sits on a one-acre plot, gently shaped and bordered by mature trees that give a wonderful sense of privacy and natural shelter.

The garden wraps around the home and is largely laid to lawn - ideal for children, pets and garden games. To the rear, an elevated

paved terrace leads directly off the kitchen and living room, offering the perfect spot to entertain or simply sit with a morning coffee and listen to the birds in the trees.

Everywhere you look, you're surrounded by green - and yet you're just minutes from town. It's the kind of setting that's increasingly hard to find.



Life in Shillingridge Park and Marlow

Woodlands sits within Shillingridge Park, a peaceful private lane of just a few detached homes, set on the edge of Marlow in the rolling Chiltern Hills - a designated Area of Outstanding Natural Beauty.

Here, you can step out of your front door and straight into a network of footpaths, woodland and bridleways. Great country pubs are close by, and within ten minutes you can be on the High Street in Marlow - browsing the shops, walking by the Thames, or heading out for lunch.

Marlow offers an exceptional lifestyle - with Michelin-starred restaurants, riverside cafés, boutique shopping and excellent schools. For families, the area offers popular state and independent options, including Sir William Borlase's Grammar School, Great Marlow School, and several well-regarded prep schools nearby.

For commuters, you'll find fast links to London via the Elizabeth Line (via Maidenhead) or Chiltern Line from High Wycombe, plus easy access to the M40 and M4 via the A404.

Where To Go When You Need...



Milk: Sainbury's in Marlow is just 7 minutes away.



Weekly Shop: Waitrose in High Wycombe is a 15 minute drive away.



Dinner/Drinks: Marlow high street is within easy reach, one of the most notoriously 'foodie' destinations in the country. With Michelin star offerings from Tom Kerridge and Atul Kochhar, as well as popular chains such as Piccolino and a variety of independents, there's something to suit everyone and every budget.



Golf: A 12 minute drive is Harleyford Golf Club. Set within the beautiful private Harleyford country estate, which dates back to the 12th century, Harleyford Golf Club enjoys a magnificent setting on the north bank of the River Thames, where the fairways nestle in a generous 160-acre tract, close to the impressive Grade 1 Listed Georgian Manor House and its riverside moorings.



Sport/Fitness: The Marlow Club is highly sought after for a premium wellness experience and there are a huge variety of classes, bootcamps and personal trainers provided offerings locally. Court Garden Leisure Complex in Higginson Park also has a wide range of activities from swimming, to climbing and fencing.



Schools: There are impressive choices for both grammar and non-selective schools, including Sir William Borlase which has been consistently rated as Outstanding and Spinfield Primary.



Train Stations: Marlow train station is a 13 drive away, linking to Maidenhead station for direct trains to London Paddington in just 20 minutes.

The Finer Details

Square Footage:
297.5 sq/m 3,202 sq/ft

EPC Rating:
D

Heating:
Gas

Council Tax Band:
H

Local Authority:
Wycombe District Council

Distances:
5 miles to M40 J2
9 miles to M4 J8/9
24 miles (40 mins) to Heathrow



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