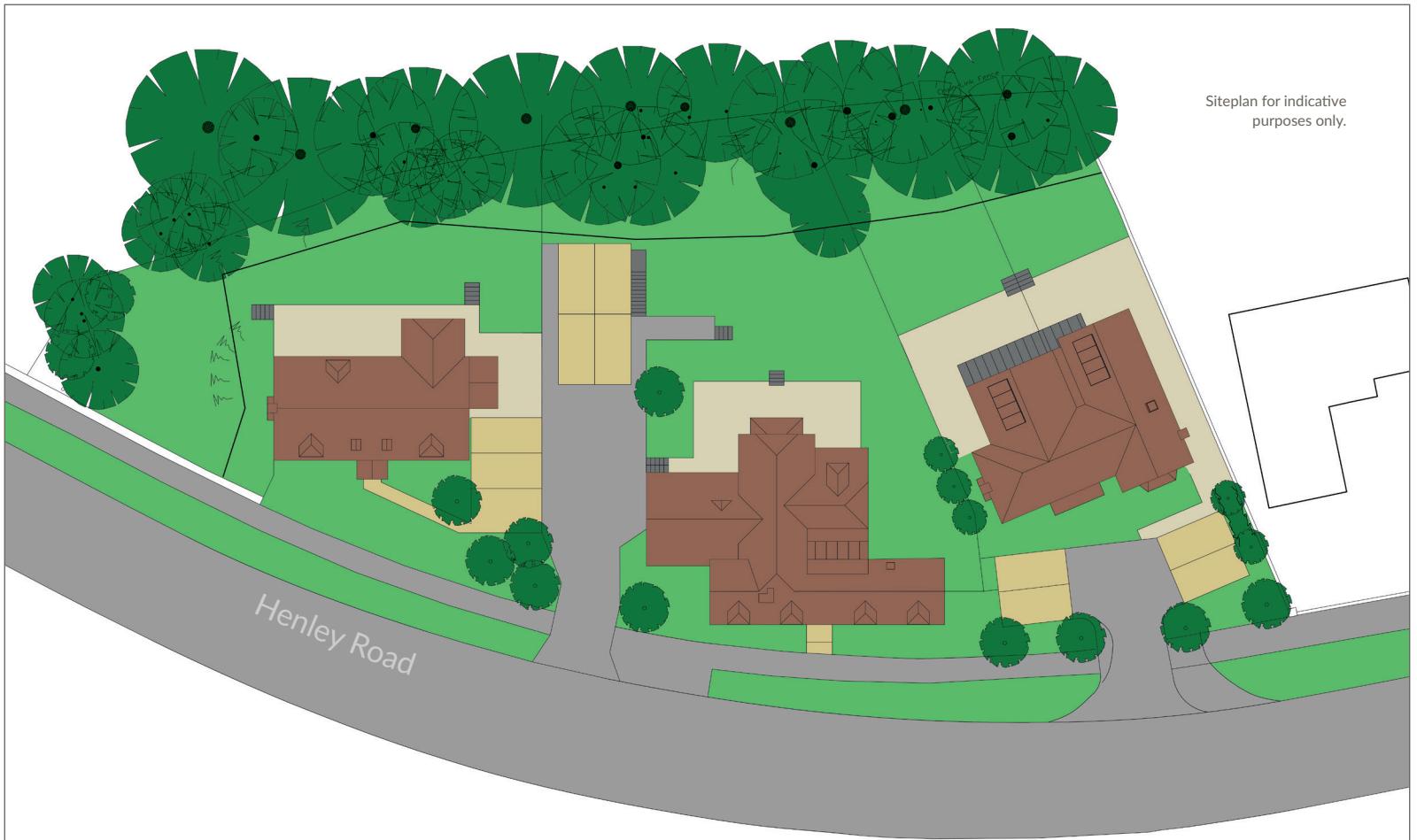


hare & hounds  
MARLOW

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## Welcome to the Hare and Hounds

Located just a short stroll from the charming and historic town of Marlow, this bespoke collection of four, beautiful new homes offers an enticing proposition. From their spacious living accommodation to their highly specified interiors, these homes do not disappoint. Located on the prestigious Henley Road, residents here will find themselves within easy reach of the town, while remaining well connected by both road and rail.

The development includes an impressive conversion of the former Hare and Hounds Public House into a stunning, four bedroom detached home along with the construction of a delightful new, four bedroom detached property and two, lovingly crafted three bedroom semi-detached homes.

Each of the homes at the Hare and Hounds enjoy carefully planned out living accommodation and beautiful interiors, while each offering their own individual style.

# hare & hounds



## spoilt for choice

Marlow's town centre offers access to a plethora of shops from recognised high street names and designer stores to stylish boutiques and a variety of supermarkets and specialist food shops. Diners here will be spoilt for choice - from fine dining to relaxed cafes, the town offers a broad selection of eateries, with something to cater for every taste.

If you're looking to celebrate a special occasion, just a few minutes from the development you will find the Michelin starred Hand & Flowers. Along with many of the local establishments, it serves a selection of award-winning beers brewed locally in Marlow Bottom by the famous Rebellion Brewery.

Situated alongside the River Thames and with green open space along its banks, there are plenty of opportunities to get out and enjoy the great outdoors. The town also boasts its own leisure centre, along with its own football and rugby clubs.

For those keen to take advantage of the town's riverside location, there is the Marlow Rowing Club. Founded in 1871 it is one of Britain's premier rowing clubs and has produced many Olympic champions including Sir Steve Redgrave. What's more, the annual Marlow Town Regatta and Festival, which takes place every June, is a firm favourite and a must attend event among locals.

The area boasts some exceptional schools. The local Spinfield Primary School is located just half a mile from the Hare and Hounds and is rated outstanding, while a number of additional, well performing primary schools can be found within a mile radius. At secondary level, the highly regarded Sir William Borlase's Grammar School is within easy walking distance of the development and the Great Marlow School is just over a mile away.

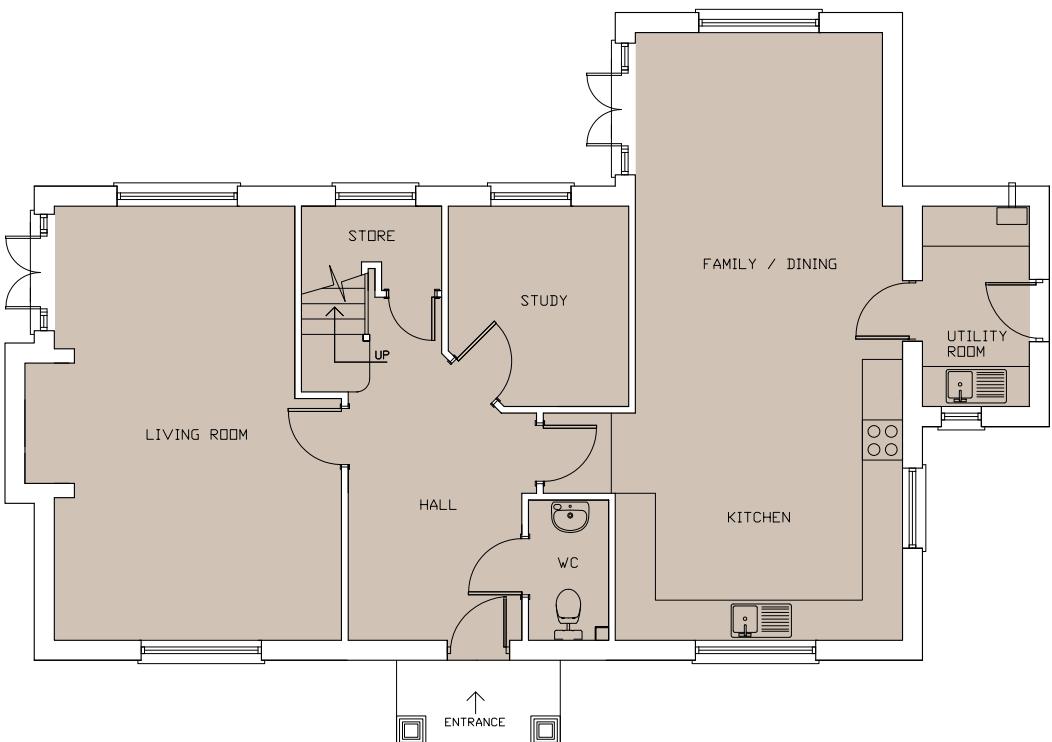
The town also enjoys excellent connections by both road and rail. Its own railway station runs into Maidenhead, which offers direct, fast routes into London Paddington while the M4 and the M40 are easily reached by car via the A404.

1

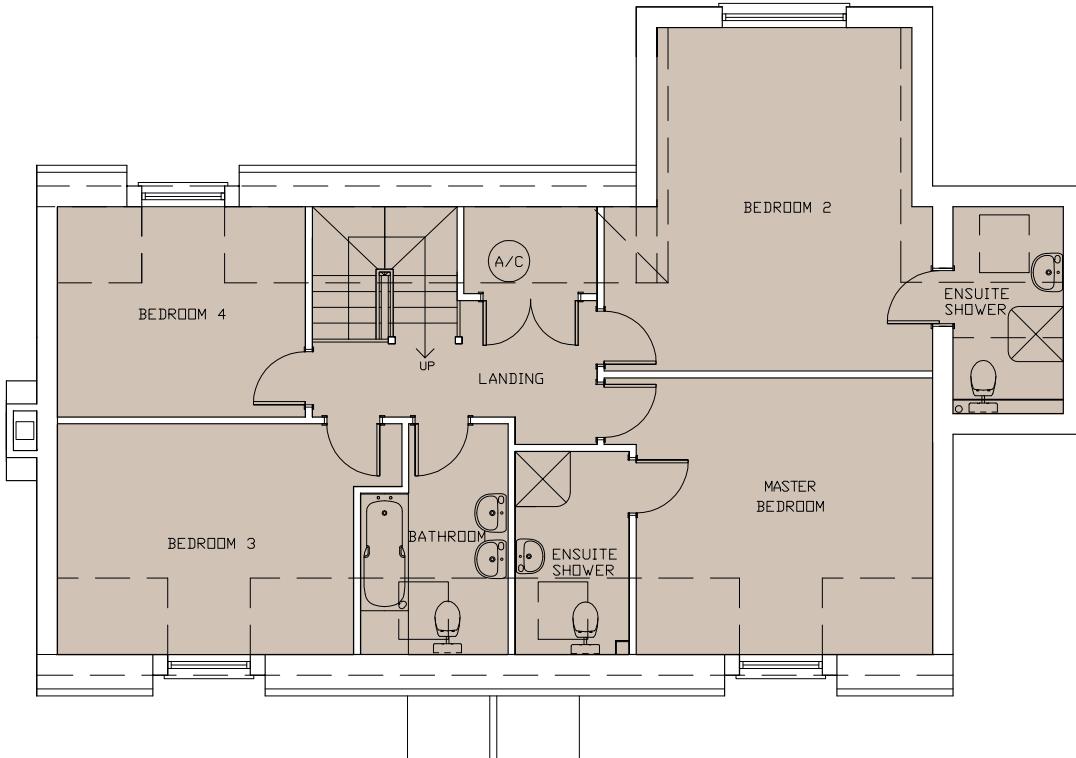
# Harewood House

## ground floor

LIVING ROOM	6.54M X 4.30M	21'5" X 14'1"
STUDY	2.99M X 2.70M	9'10" X 8'10"
KITCHEN/FAMILY/DINING	9.10M X 3.70M	29'10" X 12'2"
W.C.	—	—



## first floor



MASTER BEDROOM	4.30M X 4.01M	14'1" X 13'2"
ENSUITE	—	—
BEDROOM 2	4.98M X 3.68M	16'4" X 12'1"
ENSUITE	—	—
BEDROOM 3	4.99M X 3.35M	16'5" X 10'12"
BEDROOM 4	3.59M X 3.05M	11'10" X 10'0"
FAMILY BATHROOM	—	—

\*Floorplans and measurements are provided for a guide only.



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1

## Harewood House

This four bedroom detached home enjoys an open plan kitchen/living/family area, perfect for socialising, while the addition of a separate living room along with a study provide further accommodation. The property enjoys four good sized bedrooms, with an en-suite to the master.

\*Computer generated image shown for indicative purposes only.



hare & hounds

2

## Hare & Hounds

This four bedroom detached home forms the centre of the development and has been lovingly converted from the former Hare and Hounds Public House. The property offers excellent living accommodation, while benefitting from the addition of its own private double garage. Its large open plan kitchen/living/dining space forms the focal point of the home, while its separate living room and study provide ample accommodation. The property also boasts four, good sized bedrooms, two of which come with an en-suite.

\*Computer generated image shown for indicative purposes only.

2

# Hare & Hounds

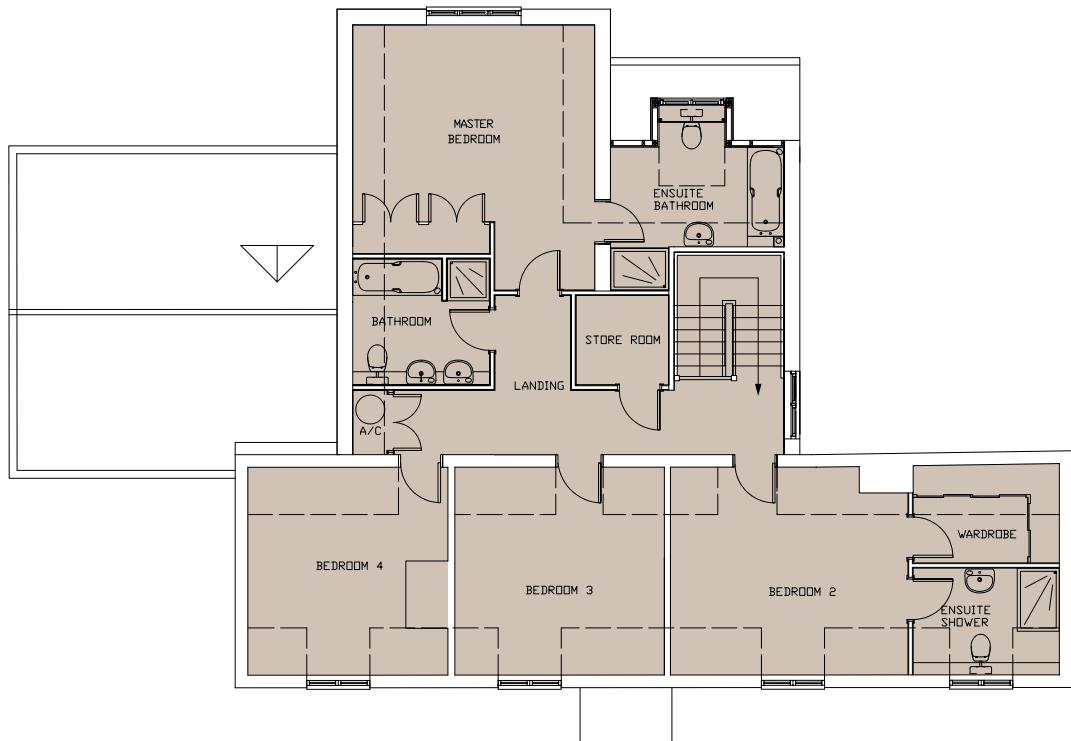


## ground floor

LIVING ROOM	7.30M X 3.88M	23'12" X 12'9"
STUDY	4.07M X 3.72M	13'4" X 12'2"
KITCHEN	6.08M X 5.42M	19'11" X 17'9"
FAMILY/ DINING	8.20M X 4.60M	26'11" X 15'1"
UTILITY ROOM	—	—
W.C.	—	—

## first floor

MASTER BEDROOM	5.04M X 4.60M	16'7" X 15'1"
ENSUITE	—	—
BEDROOM 2	4.51M X 3.95M	14'10" X 12'12"
ENSUITE	—	—
BEDROOM 3	3.98M X 3.95M	13'1" X 12'12"
BEDROOM 4	3.95M X 3.80M	12'12" X 12'6"
FAMILY BATHROOM	—	—



\*Floorplans and measurements are provided for a guide only.

3

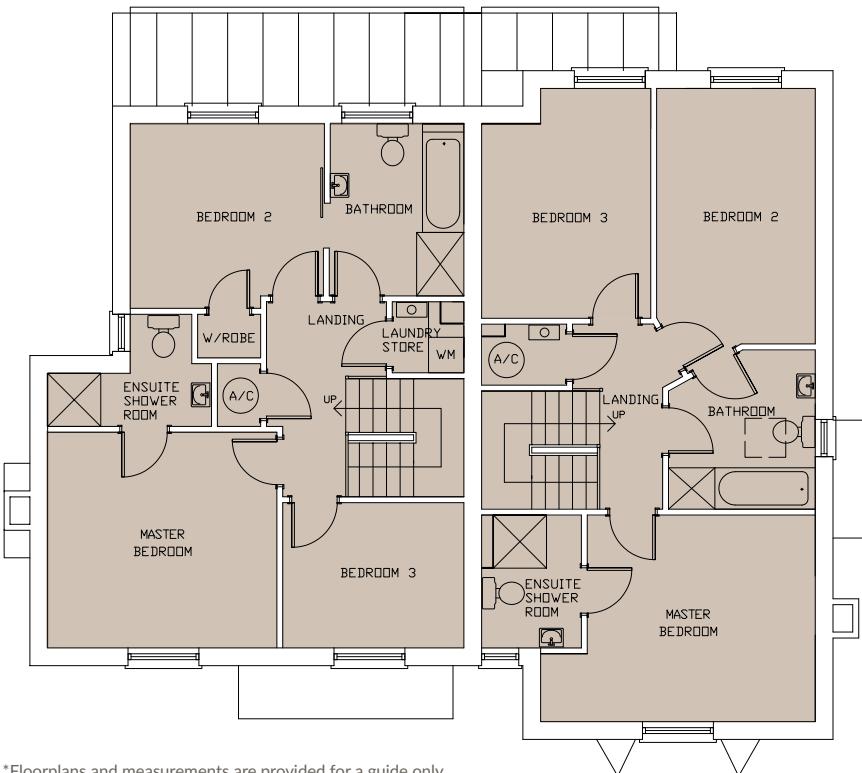
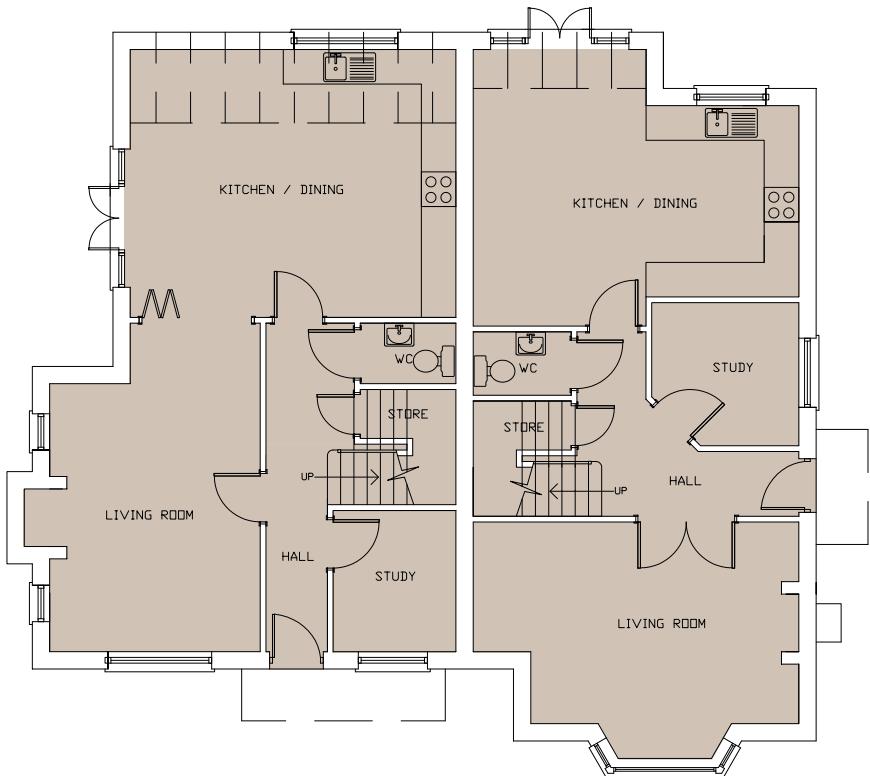
# Campden House

## ground floor

LIVING ROOM	4.65M X 3.65M	15'3" X 11'12"
STUDY	2.45M X 2.12M	8'0" X 6'12"
KITCHEN/ DINING	5.64M X 4.65M	18'6" X 15'3"
W.C.	—	—

## first floor

MASTER BEDROOM	3.88M X 3.64M	12'9" X 11'12"
ENSUITE	—	—
BEDROOM 2	3.28M X 3.12M	10'9" X 10'3"
BEDROOM 3	3.06M X 2.45M	10'1" X 8'1"
FAMILY BATHROOM	—	—



\*Floorplans and measurements are provided for a guide only.

4

# Wilton House

## ground floor

LIVING ROOM	5.64M X 3.50M	18'6" X 11'6"
STUDY	2.55M X 2.48M	8'4" X 8'2"
KITCHEN/ DINING	5.65M X 4.80M	18'6" X 15'9"
W.C.	—	—

## first floor

MASTER BEDROOM	4.64M X 3.50M	15'3" X 11'6"
ENSUITE	—	—
BEDROOM 2	3.89M X 2.86M	12'9" X 9'5"
BEDROOM 3	4.32M X 2.68M	14'2" X 8'10"
FAMILY BATHROOM	—	—

3

## Campden House

This three bedroom, semi-detached home benefits from a large open plan kitchen/dining room, with folding doors opening into a spacious living room, providing its new owners with a fantastic, flexible living space. In addition to three good sized bedrooms, the property also benefits from its own laundry store, as well as an impressive en-suite to the master bedroom.

4

## Wilton House

This three bedroom, semi-detached home boasts a large living room with a traditional bay window. The home also enjoys an open plan kitchen/dining room, with doors to the garden at the rear, along with its own private study. In addition to three good sized bedrooms, the property also benefits from its own laundry store, as well as an impressive en-suite to the master bedroom.



# it's all in the detail

Each of the homes at the Hare and Hounds have been beautifully styled and highly specified.

From their designer kitchens to their exquisite bathroom suites, attention has been paid to every detail to ensure that these homes not only meet, but exceed expectations.

hare & hounds

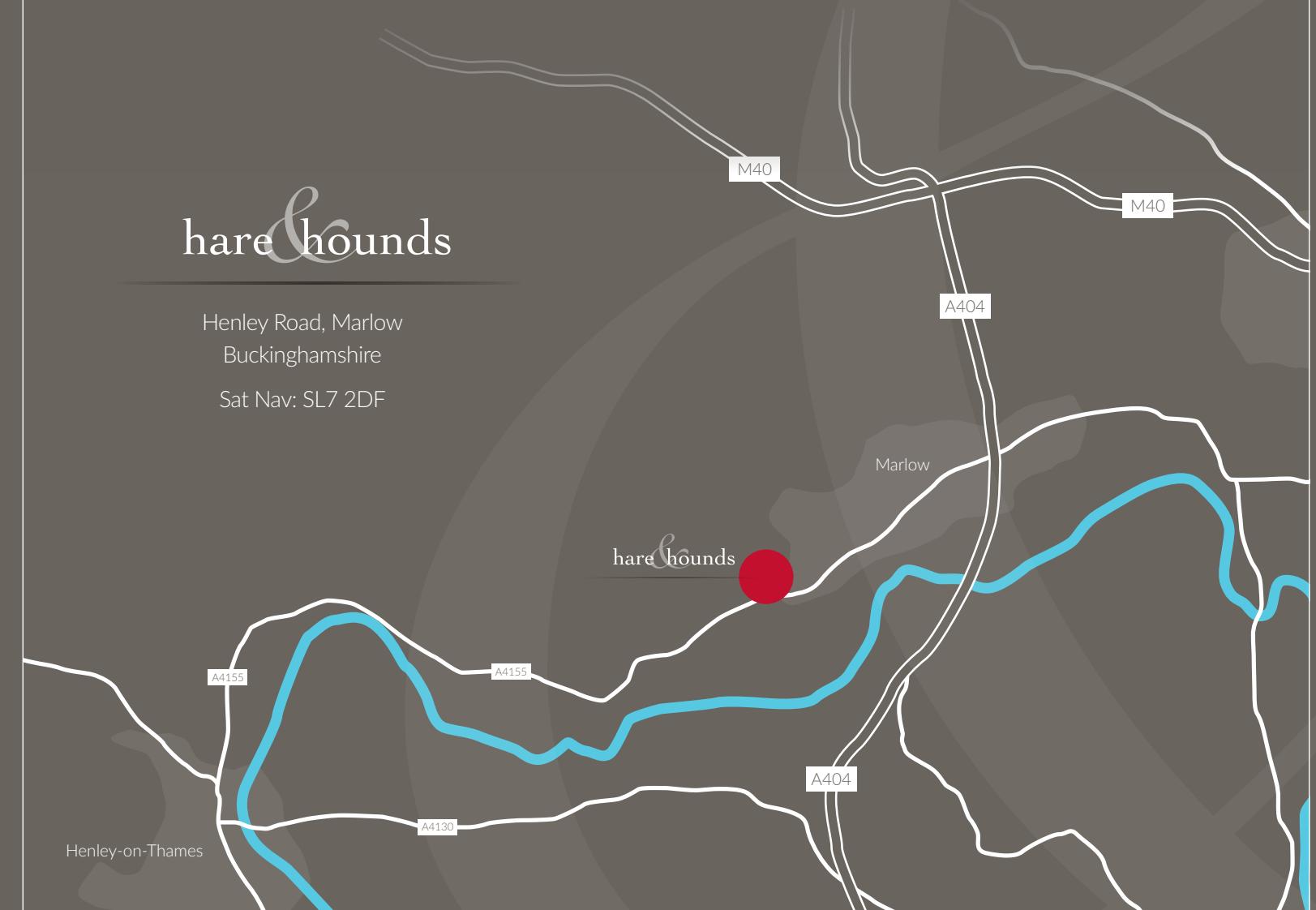
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Henley-on-Thames



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delivering exceptional homes in the most desirable of locations

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