

MOOREWOOD GLADE MARLOW

MODERN COUNTRY LIVING
IMMERSED IN NATURE

BROCKWELL
GROUP

“

WHAT IS IT ABOUT THE ENGLISH
COUNTRYSIDE - WHY IS THE BEAUTY
SO MUCH MORE THAN VISUAL?
WHY DOES IT TOUCH ONE SO?

”

— DODIE SMITH



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MOOREWOOD GLADE

IDYLLICALLY LOCATED WITHIN THE CHILTERN HILLS AREA OF OUTSTANDING NATURAL BEAUTY, SURROUNDED BY STUNNING ROLLING COUNTRYSIDE, MOOREWOOD GLADE IS A PRIVATE ESTATE SITUATED IN THE PEACE AND TRANQUILITY OF THE VERY BEST OF THE BRITISH COUNTRYSIDE, YET WITHIN EASY REACH OF LONDON.

Set within over 60 acres of ancient woodland, Moorewood Glade has planning permission for five substantial new build family houses. Each plot within the estate will be available from Brockwell Group with the benefit of the planning permission, enabling a bespoke approach to the finishing and internal design of the property for the client.



MARLOW

AN AREA OF OUTSTANDING NATURAL BEAUTY

Located within the Chiltern Hills Area of Outstanding Natural Beauty and surrounded by stunning rolling countryside and indigenous woodland, Moorewood Glade is only 3 miles from Marlow. The surrounding country really is English countryside at its best. The immediately adjacent Hambleden Valley incorporates pretty villages, historic churches, cosy pubs, abundant wildlife, amazing walking, riding, with quirky places to stay, as well as top-class events to attend.

The local villages benefit from many attractions of their own. There are a number of vineyards in the area with tours and regular tastings as well as the Rebellion Brewery in Marlow Bottom. The National Trust houses of Greys Court and Stonor Park are located within 10 miles and there are regular performances at the Garsington Opera located at the stunning Wormsley Estate which has lakeside performances in their purpose built outdoor theatre throughout the summer.

PERFECTLY LOCATED

The town of Marlow is without doubt one of the loveliest locations on the River Thames, situated on a broad sweep of the river between Henley and Windsor. Marlow is a thriving, traditional Georgian market town and only 30 miles from central London. The town is made up of historic streets and an abundance of boutique shops, restaurants, cafes and bistros all adding to it's unique charm.

There is a thriving social scene with a variety of events throughout the year. May sees celebrity chef Tom Kerridge's 'Pub in the Park', a music and food festival in Higginson Park. Tom Kerridge has made quite an impact on Marlow with three food spots, including his 2 Michelin starred restaurant the Hand and Flowers.

In June, the river is the venue for the Marlow Town Regatta and the Rock Bottom family concert, followed in July by the annual ceremony of 'Swan Upping' when the new crop of cygnets are identified and tagged by the Queen's Swan Marker.

September heralds the Marlow Carnival, with a half marathon and Switch on and Shop Christmas event in November. Late night Christmas shopping is a festive affair in December and there is also a Santa Fun Run for charity led by local resident celebrity Chris Evans.

LOCATION VIDEO



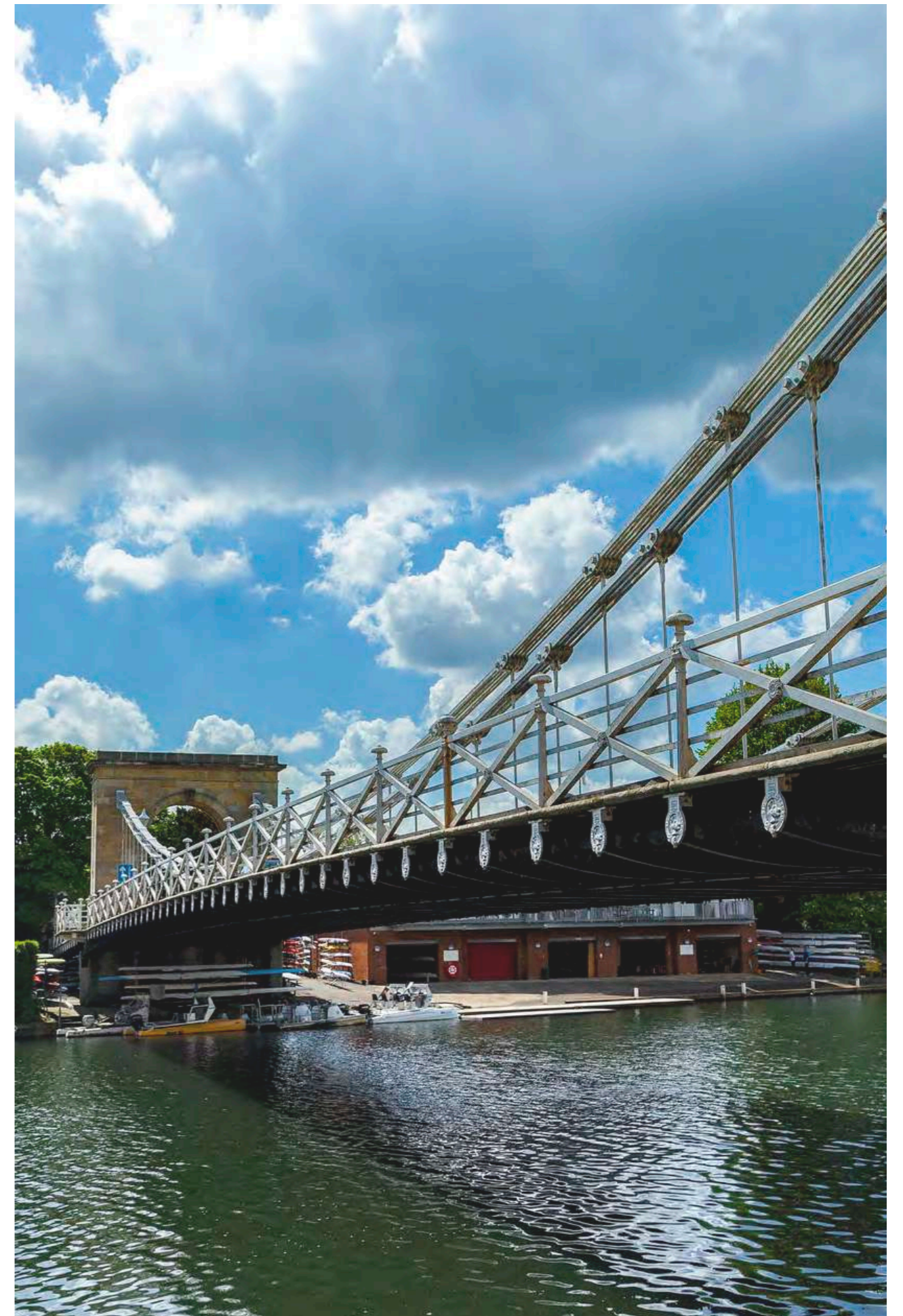
THE TOWN BENEFITS FROM THE LOVELY 23 ACRE RIVERSIDE HIGGINSON PARK WHICH HAS LAWNS RUNNING DOWN TO THE RIVER, FOR PICNICKING, RIVERSIDE WALKS AND SOAKING UP ALL THE BEAUTY OF THE RIVER THAMES AND ITS WILDLIFE.



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MARLOW HAS EXCELLENT CONNECTIONS WITH EASY COMMUTING TO LONDON AND FURTHER AFIELD.

- London is only 30 miles away with easy road and rail links.
- Marlow Station is 3 miles away with trains to London Paddington from 44 mins.
- Fast train services are available from either High Wycombe or Maidenhead.
- High Wycombe Station is only 7 miles away with trains to London Marylebone in 29 mins.
- Maidenhead Station, 10 miles, has fast trains to London Paddington in only 18 mins and the newly opened Crossrail offers services to Liverpool Street in 46 mins and Canary Wharf from 55 mins.
- Heathrow Airport is easily accessible being 24 miles away.



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MARLOW IS PERFECTLY LOCATED FOR A NUMBER OF EXCEPTIONAL SCHOOLS, BOTH PRIVATE AND STATE FUNDED.

SIR WILLIAM BORLASE'S GRAMMAR SCHOOL IN MARLOW IS ONE OF THE HIGHEST RANKED STATE-FUNDED SECONDARY SCHOOLS IN THE COUNTRY AND DRAWS FAMILIES TO THE MARLOW AREA FOR THIS ALONE.

Other local schools include:

- Great Marlow School
- Wycombe Abbey
- Wycombe High
- John Hampden Grammar School High Wycombe
- The Windsor Boys School
- Eton College
- Radley College



PRIVATE ESTATE

THE MOOREWOOD GLADE ESTATE IS A PRIVATELY-OWNED AREA OF OVER 60 ACRES OF STUNNING COUNTRYSIDE IN THE CHILTERN HILLS AONB, MADE UP OF A MIXTURE OF BEECH WOODS AND NATURAL CLEARINGS. THE 5 FREEHOLD HOUSES WILL BE LOCATED IN GENEROUS PLOT SIZES OF 1 – 4 ACRES WITH PRIVATE GARDENS, MOST WITH DIRECT ACCESS TO THE SURROUNDING WOODS.

THE REMAINDER OF THE ESTATE IS MADE UP OF PRIVATE WOODLANDS AND FIELDS WHICH THE RESIDENTS WILL BENEFIT FROM, WITH ACCESS FOR THE ENJOYMENT OF THE WHOLE FAMILY.

There is no public access or rights of way over the estate but there is easy access to nearby footpaths and bridleways that provides opportunities to explore the wider surrounding area.

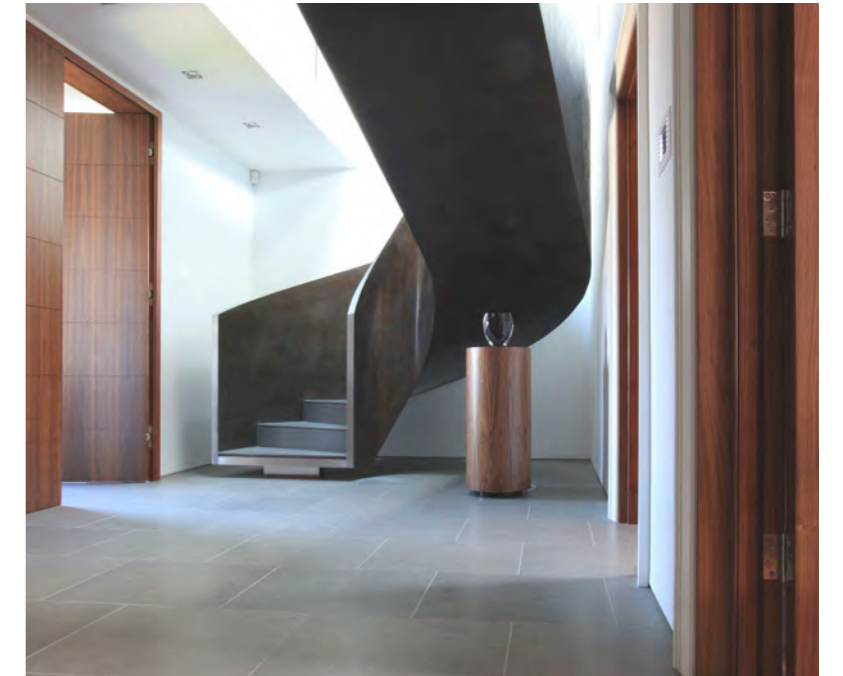
The woodland houses an abundance of nature, from barn owls and kites that live in the surrounding trees to an abundance of flora, with rare orchids located in the clearings. The properties have been designed to very strict environmental credentials to ensure that their impact on the environment is minimised, whilst significantly reducing the overall built footprint of the existing site.

BESPOKE DELIVERY

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BROCKWELL GROUP HAS OVER 18 YEARS EXPERIENCE IN DEVELOPING HIGH-END RESIDENTIAL PROPERTIES TO AN EXCEPTIONALLY HIGH QUALITY. BROCKWELL, WORKING ALONGSIDE A CAREFULLY CHOSEN PROFESSIONAL TEAM, OFFER THE OPTION FOR THE BUYERS OF THE PLOTS TO RETAIN BROCKWELL TO DELIVER THE FINISHED PROPERTIES ON A TURNKEY BASIS.

BUYERS WILL HAVE THE ABILITY TO TWEAK THE CONSENTED INTERNAL LAYOUTS AND TO CHOOSE THE FINISHES THROUGHOUT, FROM KITCHENS TO BATHROOMS AND FINISHES.



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The contractor selected has a proven track record of delivering exceptional quality work and has been chosen for their exacting standards. The construction contract would be based on a fixed price sum with allowances made for the finishes giving buyers total clarity on the total cost of the completed house.

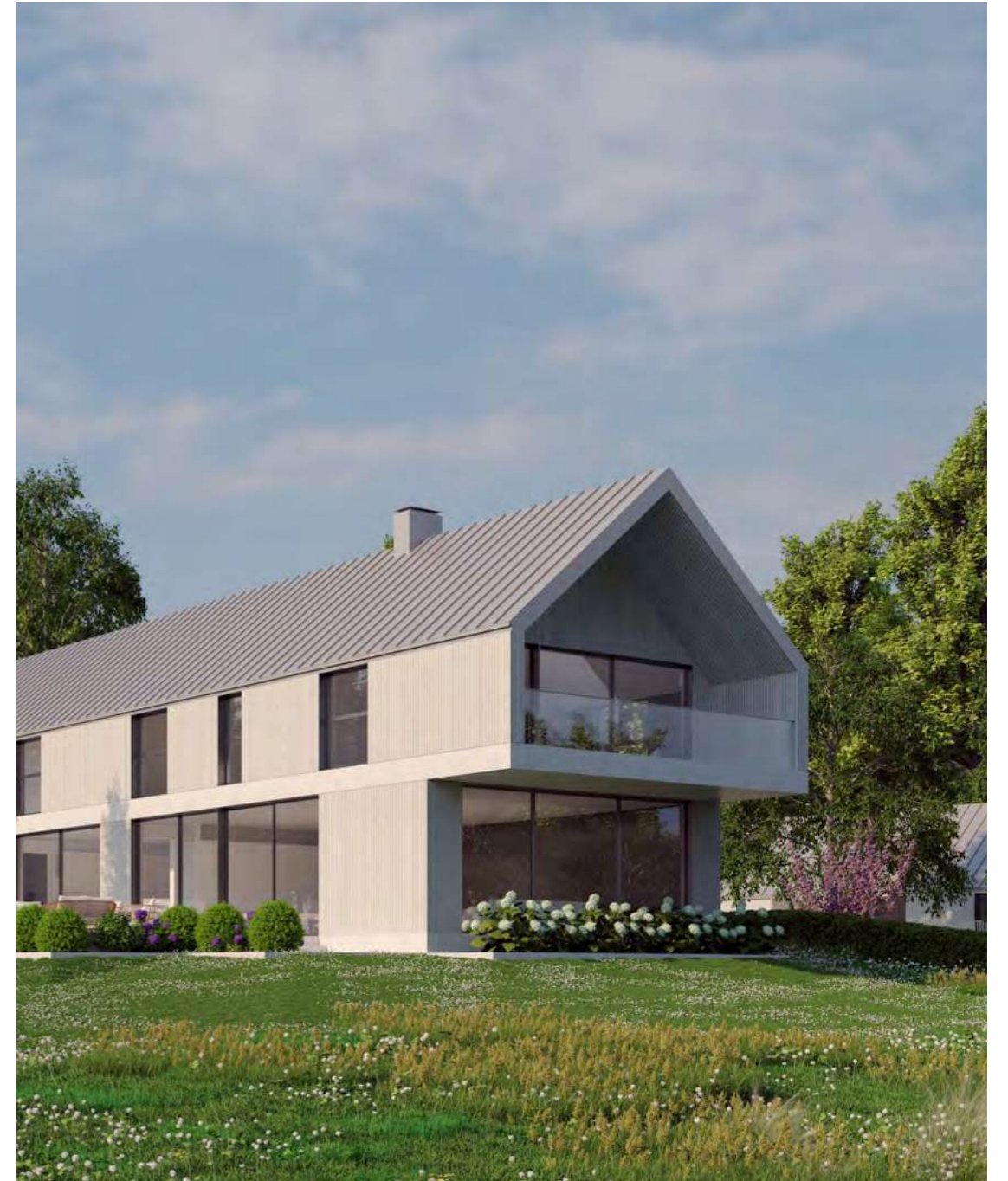
BEST IN CLASS ARCHITECTURE

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BARN STYLE LIVING.

All 5 of the houses on the estate are of an individual design but follow a similar aesthetic and have been designed to make the most of the individual characteristics of their location. Each has a Southerly aspect, a South facing garden and each benefits from great natural light all day long, with views into the surrounding woods.

The inspiration for the architectural design of Moorewood Glade is modern barn-style living, with vast ceiling heights of up to 6m resulting in huge volumes of open plan living areas with additional private spaces such as the snug, library and playroom. Each house also benefits from a designated large office suite to enable comfortable working from home.



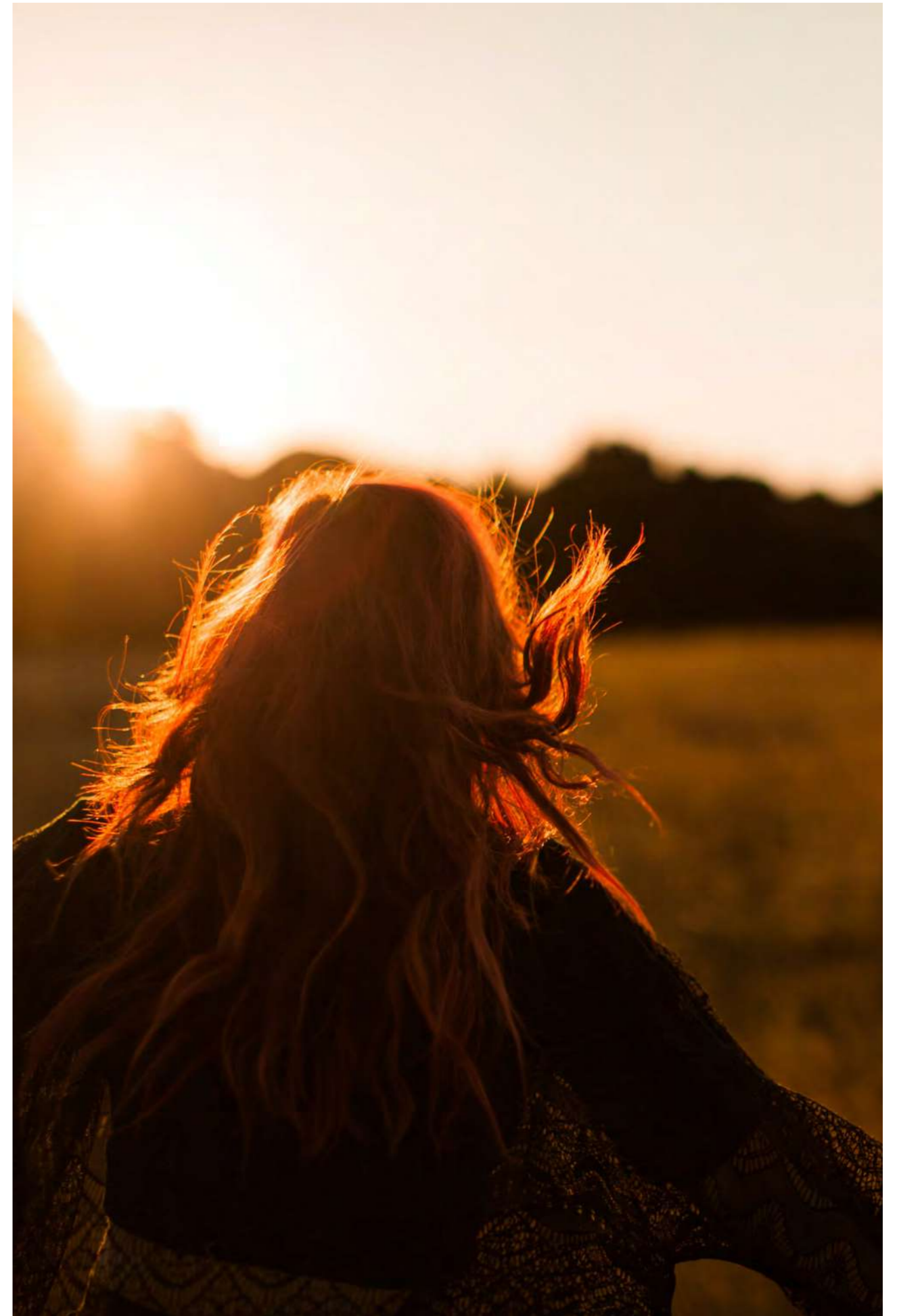
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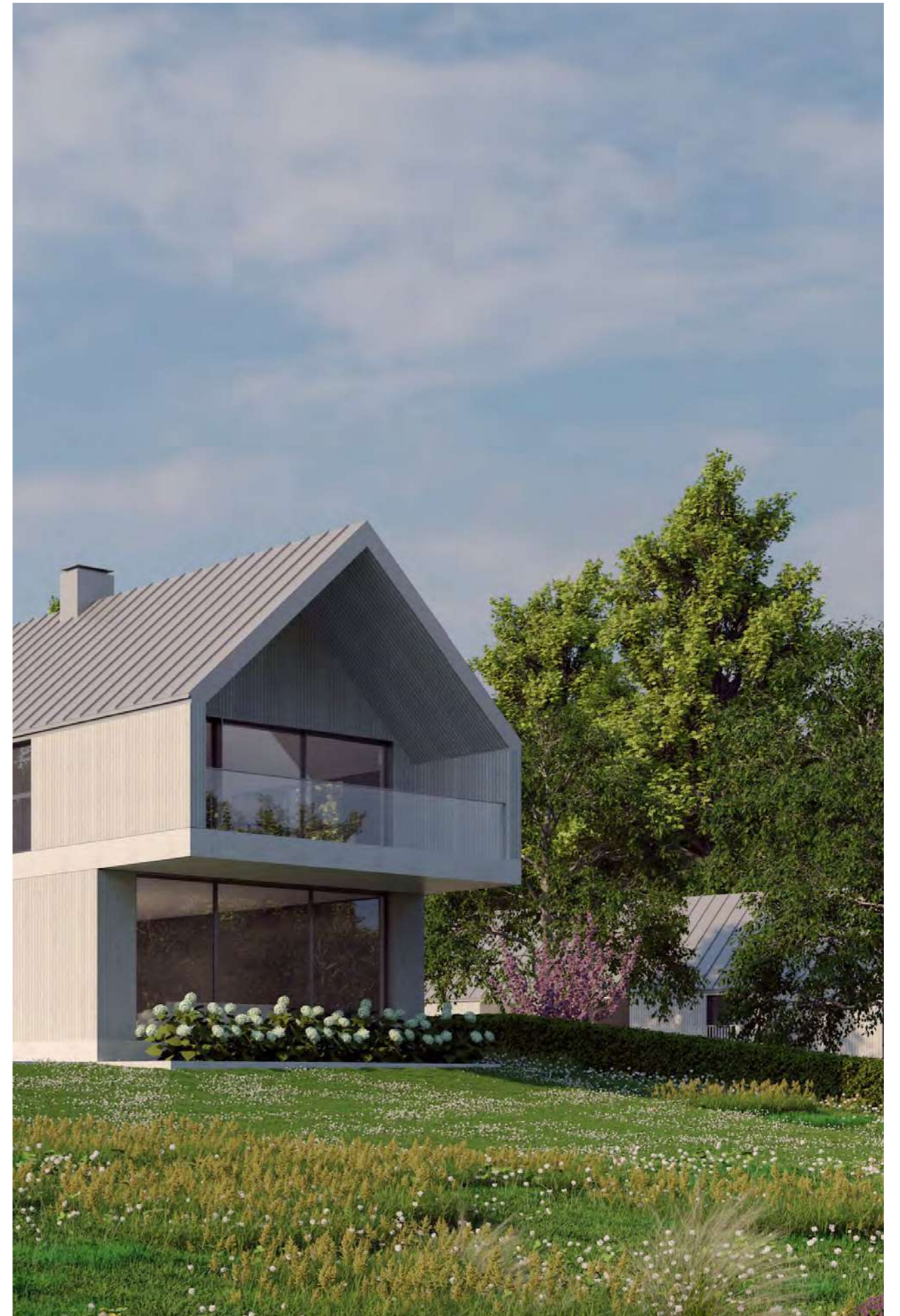
IF COUNTRY LIFE IS HEALTHFUL
TO THE BODY, IT IS NO LESS SO
TO THE MIND.

”

— GIOVANNI RUFFINI



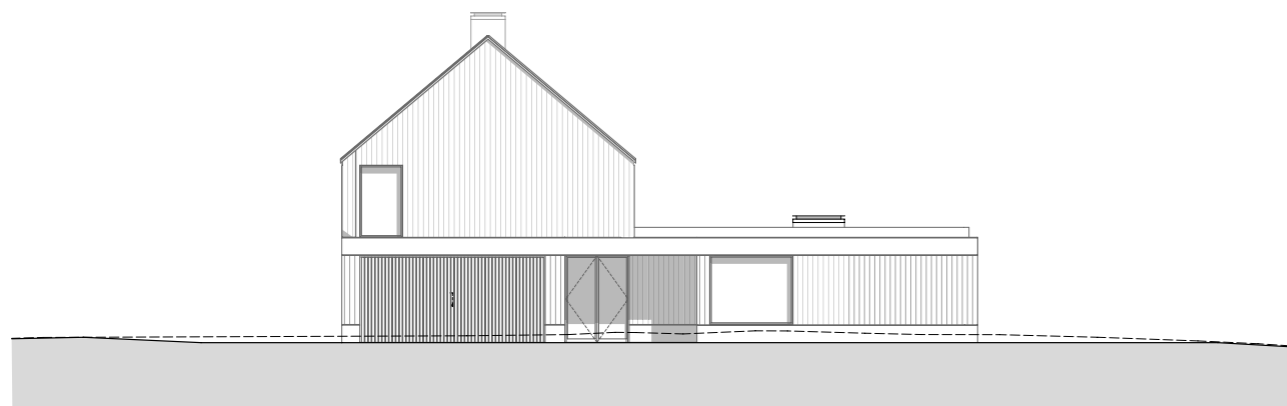
HOME
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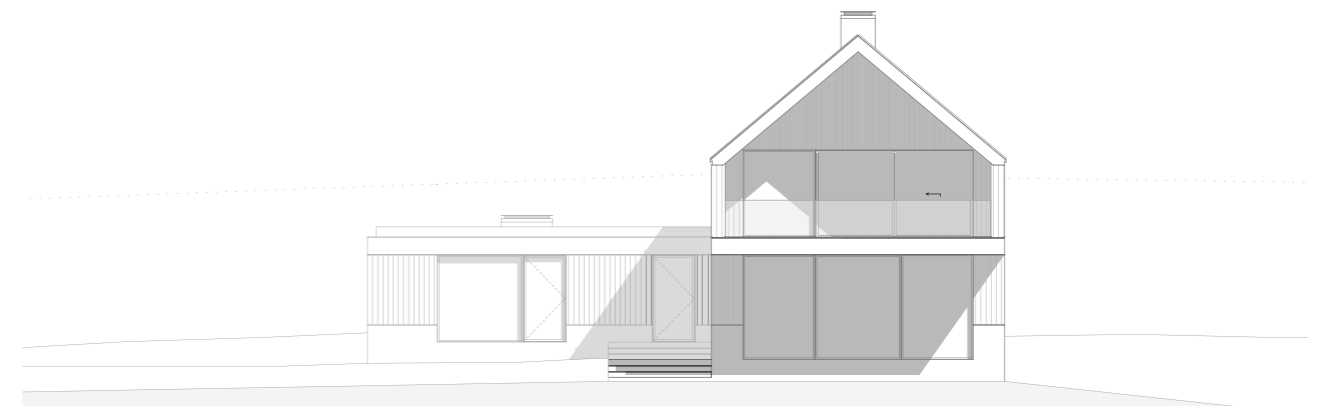
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NORTH ELEVATION



SOUTH ELEVATION



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WEST ELEVATION



EAST ELEVATION



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HOME 4

1.4 ACRES

DOUBLE STOREY HOUSE OF 5,640SQFT

MASTER BEDROOM WITH ENSUITE BATHROOM

DRESSING ROOM AND LARGE COVERED TERRACE

4 FURTHER BEDROOMS AND 3 BATHROOMS

MASSIVE LIVING/DINING ROOM WITH OPEN FIREPLACE AND 3.5M CEILING HEIGHTS

LARGE KITCHEN

UTILITY/PANTRY

DOUBLE HEIGHT ENTRANCE HALL

BOOT ROOM

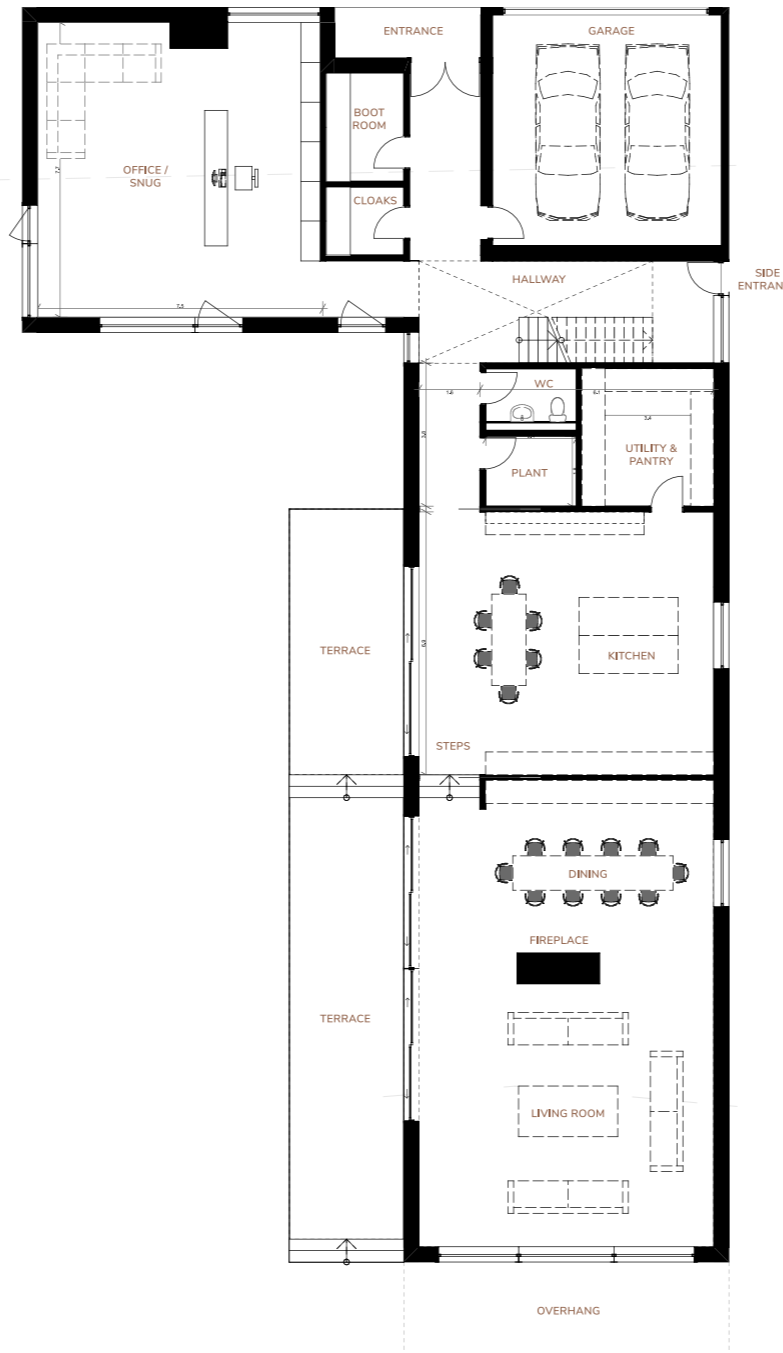
SEPARATE OFFICE/SNUG/LIBRARY

INTERNAL DOUBLE GARAGE

POTENTIAL FOR SECONDARY DWELLING TO ACCOMMODATE A COACH HOUSE, STAFF ANNEX OR GUEST COTTAGE OF AT LEAST 1,500SQFT

SOUTH FACING GARDEN

1_GROUND FLOOR PLAN



2_FIRST FLOOR PLAN



HOME 4
EXTERIOR VIDEO

HOME 4
INTERIOR VIDEO

