

# 6 SPINEFIELD LANE WEST MARLOW









## **POOL. PRESTIGE. PURE MARLOW LIFESTYLE.**

Discover No. 6, Spinfield Lane West, a flawlessly reimagined family home where design, location and lifestyle converge over nearly 4,000 sq ft of light and luxury.

Just minutes from the river, the high street, and two-star Michelin dining at The Hand & Flowers, this magnificent five-bedroom home blends contemporary comfort with family-friendly design – in one of Marlow’s most coveted locations – nestled between some of the area’s best schools – including Spinfield Primary and Sir William Borlase Grammar.

Originally built in the 1950s, No. 6, Spinfield Lane West was extensively rebuilt in 2008, almost doubling its size.

Pull up onto the private driveway, where there is ample parking for five vehicles, alongside an EVC point and integral garage. Leafy and private, framed by clipped shrubs, mature acers, and soft planting, fragrant wisteria heralds the arrival of spring over the lawn, providing a pleasant arrival home.

# A WARM WELCOME

Underfloor heating provides the warmest of welcomes in the entrance hall, where wooden flooring extends underfoot, and subtle shades of Farrow & Ball inspired Ammonite create a soothing first impression. Freshen up in the handy downstairs WC with wash basin and vanity unit storage, with a large cloaks cupboard on hand for coats and accessories.







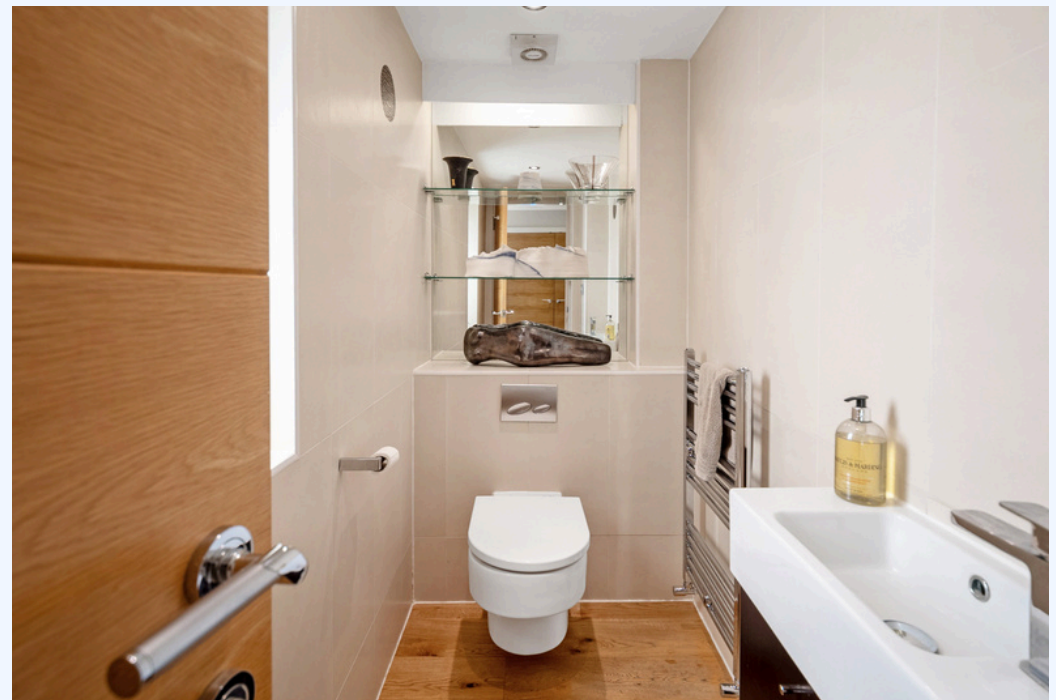


# INSPIRATIONAL SPACES

With views out over the driveway, the office on the right is the perfect place to work from home, light, bright and situated away from the main flow of family spaces.

Tucked away beyond the handsome solid oak staircase, seek out solace and serenity in the sitting room, warmed by an inset fireplace and providing peaceful views out over the lawn and colourful planting to the front.

Glazed double doors open from the entrance hall into the vast family-dining-kitchen, the heart of the home.















## THE HEART OF FAMILY LIVING

Beautifully designed, brilliantly connected and bathed in natural light, the bespoke German-made In-toto kitchen is as sleek as it is functional, with ample preparation space on the black marble worktops, alongside a range of high-spec Miele appliances including steam / convection oven, combination fan / microwave / grill oven, warmer drawer and dishwasher alongside a sociable breakfast bar central island housing both ceramic and wok hobs, plus a discreet Fisher & Paykel drawer dishwasher.



An aspiring chef's dream, the kitchen also features an electric Aga with programmable AIMS system, a Quooker tap with HiTAC filter alongside an American-style Fischer & Paykel fridge freezer – each element chosen with both everyday ease and serious cooking in mind.









## FEAST YOUR EYES

The hub of the home, with easy flow to all the key ground floor spaces, the dining area of the kitchen opens through bi-folding doors to the garden - perfect for al fresco dining, everyday family conversation, and laid-back summer lunches that drift outdoors with ease. It's a space designed for coming together and staying close.

Step down from here into the family room - a relaxed retreat with just enough separation to feel calm, while still part of the wider rhythm of daily life. Tiled underfoot, with the added element of underfloor heating, bifolding doors open to the swimming pool nestled on its own private travertine tiled terrace, the ultimate chill zone and teenage hangout.



*“This is the heart of the home, where we live, greet, meet, host and entertain family and friends.”*









Back in the dining room, another door opens to the home gym, which itself connects to the garden via French doors, inviting fresh air flow in during heated workouts.



Located next to the spacious garage and keeping the kitchen clutter free, there is also a handy utility room, connected to the first floor via a convenient laundry chute, currently furnished with a Siemens washing machine and Miele dryer. For added convenience there is a walk-in shower room/toilet, keeping the house free from wet floors after a dip in the pool.



## AND SO TO BED

Returning to the entrance hall, head upstairs to a first-floor landing where at the top of the stairs, a sweep of sunlight leads the eye to the vaulted glass of the principal suite ahead, framing treetops views.

A serene retreat, bathed in natural light and finished in soothing shades of Farrow & Ball's Purbeck Stone and Fossil Stone, the full-height wall of glass in the principal suite opens to a Juliet balcony overlooking the garden and pool - a view that shifts with the seasons. Inside, a walk-in wardrobe alongside a generous dressing room and ensuite wet room shower room with Hansgrohe fittings complete the space, with underfloor heating ensuring comfort year-round.













Coming out of the principal suite, bedrooms 4 and 5 are light filled double bedrooms, served by shower room ensembles.

Returning along the landing, a run of bespoke bookcases offers both character and calm - the perfect pause between bedrooms.

Beyond, bedrooms 2 and 3 are generously sized, with built in wardrobes and feature elegant and well proportioned bath and shower ensembles, perfect for everyone to have their own space.

















# SUNSHINE, SWIMMING AND SERENITY

Set over two levels, the garden, accessible from the main entertaining and leisure space, is an outdoor oasis made for family life, long summer evenings and celebrations under the open sky.

The upper lawn and patio are bordered by flowering shrubs, trees and, conveniently situated outside the kitchen, a herb garden - perfect for snipping fresh mint for drinks or sprigs of thyme for the Sunday roast. With ample room to pitch a 12 x 6m marquee for garden parties, birthdays or balmy-night dinners that run late into the evening, this is an outdoor space made for bringing people together.

Step down to the lower terrace and embrace summer living beside the 9m x 4.5m heated swimming pool – perfect for early morning dips weekend lounging and poolside parties.

Surrounded by travertine paving the pool is fitted with a walk-on Aqua Guard electric safety cover (replaced in 2020), ensuring safety for children and pets alike. A Calorex air-source heat pump, newly installed in 2024, ensures the water is warm well into the season.

Tucked into the garden, a discreet pool house with a living green roof contains the pump, filtration system and air-source heat pump - keeping everything running smoothly, quietly and out of sight. To the uphill side of the home, a lean-to provides dry, practical storage for garden furniture, paddleboards, or muddy boots after woodland walks.





# OUT AND ABOUT

Experience the community, culture and convenience on your doorstep, with Marlow's renowned culinary scene close by - from Tom Kerridge's The Hand & Flowers, the UK's only two-Michelin-starred pub, The Coach and The Butcher's Tap, to Atul Kochhar's Sindhu and Vaasu, and beloved local favourites like The Vanilla Pod, The Ivy Marlow Garden, Satollo, and Gail's.

Whether it's artisan coffee at The Mixing Jug, an evening at Tiger Garden, or a late-night burger from Haji's Kebab and Burger Van (a true Marlow institution), there's something for every mood - with cosy pubs like The Oarsman, The Ship and the Crafty Taproom (where Heston Blumenthal's son Jack has created a chicken wing offering), The Grand Assembly and the delightful wine bar Grape Expectations always nearby.

Surrounded by green space and river paths, the location is ideal for outdoor living. Meander through Higginson Park to Temple Lock, stroll the towpath to Bourne End or Henley, or explore Happy Valley, Marlow Common and Bovingdon Woods - a haven for dog-walkers, runners and cyclists.

Nearby, find wild swimming and water sports at Westhorpe Lake and an exceptional choice of sports clubs, including Marlow Rowing Club, RFC, Cricket, Football, Hockey, Marlow Sports Club, Court Gardens Leisure Centre, Bisham Abbey National Sports Centre alongside popular local groups like Marlow Striders, Marlow Riders and Harmony Belles community choir. From Pub in the Park and the Marlow Regatta to triathlons, the French Market, Parkrun and the Farmers Market twice monthly — Marlow's calendar is buzzing with community life.

Daily life is well catered for, with Waitrose at Handy Cross, a large local Sainsbury's, M&S Food, Lidl, and a host of independents in town — from bakeries and butchers - The Meat Hook in town and Phil Bowditch fishmonger a short drive away in Little Marlow.

For families, educational options are exceptional. Sir William Borlase's Grammar School is less than five minutes' walk door-to-door and Spinfield Primary School is also within walking distance. Other excellent schools nearby include Danesfield, Holy Trinity, St Peter's, and Great Marlow Secondary.

For travel, the Marlow Donkey train to Maidenhead connects with the Elizabeth Line for access to London and Heathrow. Alternatively, High Wycombe's Chiltern Line offers a direct route to London and Birmingham.

A home for gathering, growing and making the everyday feel extraordinary, No. 6, Spinfield Lane West brings together thoughtful design, family flexibility and the very best of Marlow life - from riverside walks and award-winning food to poolside summers and peaceful, light-filled interiors.





# WHERE TO GO WHEN YOU NEED....



**Milk:** Sainsbury's – main store on West Street or Sainsbury's Local on the High Street, M&S Food. All are within 5 to 7 minutes' walk



**Sport/Fitness:** The Marlow Club is a highly sought after private gym with pool, offering a range of classes and services. Higginson Park also plays host to a multitude of clubs from cricket to rugby as well as a family swimming pool.



**Weekly Shop:** Waitrose in High Wycombe is just 12 minutes away.



**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.



**Dinner / Drinks:** Marlow is a foodie haven, with the famous 2 Michelin starred Hand & Flowers a very short walk from the property. There's also a huge variety of choice from Fego's cafe, to La Dolce Bolla prosecco bar to Atul Kochar's Vaasu.



**Train Stations:** Marlow train station is a 6 minute drive, with a short connection to Maidenhead which offers trains directly into London Paddington in just 24 minutes.



**Golf:** Harleyford Golf Club is just 6 minutes drive away, the 6,903 yard par 72 course is both challenging and rewarding to players of all levels.



**Events:** Marlow is a thriving and vibrant town with a year round events, from the Marlow Regatta, Pub in the Park and late night shopping events along the high street.



# THE FINER DETAILS

Square Footage      3583 sq ft / 332.9 sq metres

EPC      C

Council Tax Band      Band G

Heating      Gas

Distances      4 miles to M40 J4  
7.6 miles to M4 J8/9  
21 miles (20 mins) to Heathrow

Local Authority      Buckinghamshire Council







6, Spinfield Lane West, Marlow, SL7 2DB

Total Area: 332.9 m<sup>2</sup> ... 3583 ft<sup>2</sup> (excluding covered storage, swimming pool, pool plant room)

David Harwood EPCs

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements or doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





To book a viewing



To view the video



SELLING UNIQUE AND BEAUTIFUL HOMES

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**What Three Words:** [///cool.quietest.unusually](https://www.threewords.co.uk/cool/quietest/unusually)