



Henley Road, Marlow
Buckinghamshire, SL7



Beyond your expectations

Superb 4 bedroom converted and extended period former pub.

Hamptons International

43 High Street, Marlow, Buckinghamshire, SL7 1BA

Sales. 01628 485234

marlow@hamptons-int.com

www.hamptons.co.uk

Reception/Dining Hallway | Drawing Room | Study | Inner Hall | Cloakroom | Open Plan
Kitchen/Breakfast/Sitting Room | Utility | Master Bedroom Suite | Guest Suite | Two Further Bedrooms |
Family Bathroom | Garden | Driveway Parking

Guide Price £1,595,000 Freehold

Description

A superb conversion and extension by Hamden Homes of a former Grade II listed period pub, dating from medieval times, within one mile of Marlow's bustling high street. This is now a stunning family home filled with original character features and contemporary fixtures and fittings throughout. The level of finish is of high quality and includes underfloor heating throughout the ground floor, one of the main features of the house is the triple aspect open plan kitchen and sitting room with limestone tiled flooring.

Outside

The property has ample driveway parking for up to six vehicles, with planning permission for a detached open oak framed carport. Steps from the driveway lead down to the rear garden area. There is a paved patio area adjacent to the rear of the property with an area of lawn to the side and further lawned area to the side of a raised patio. The garden is enclosed by post and rail fencing to the rear and the front garden area by wrought iron fencing.

Location

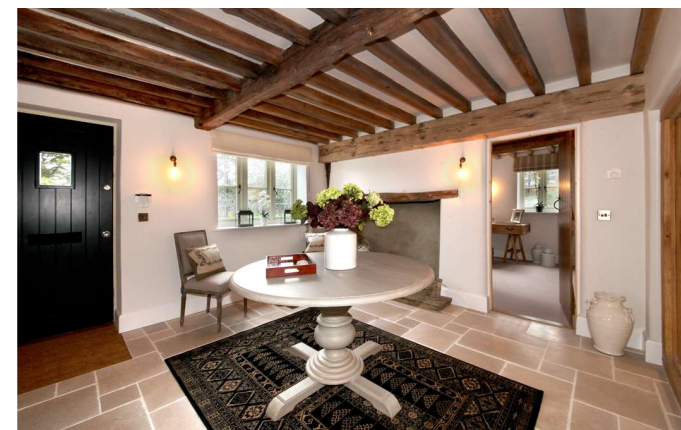
Located on the west side of Marlow, on the Henley Road. The property is within a mile of Marlow High Street and town centre with its wide range of shops, restaurants, bars and leisure facilities, the River Thames and Higginson Park. The train station provides a link to London Paddington via Maidenhead, both the M4 and M40 motorways are easily accessible via the A404

Marlow Bypass. The property is within the school catchment for both Spinfield Primary School and Sir William Borlase's Grammar School.

Additional Information

The front door opens into the reception hall, which could double as a dining area. The hall opens into the drawing room and leads to the study and down to the inner hall. Exposed beams and limestone flooring run throughout the hall and drawing room. The drawing room is dual aspect with french doors opening onto the rear garden. The inner hall provides access through double doors into the kitchen, stairs to the first floor, cloakroom and storage cupboard. The kitchen is a superb feature of the home, arranged with open plan sitting area and breakfast area to one side and an impressive vaulted ceiling over the kitchen with an almost full height picture window to one side. The kitchen is fitted with a range of units with Silestone granite worktops, a large island unit and circular breakfast bar. Integrated appliances are by Siemens including gas hob, fridge, freezer, dishwasher, oven and microwave. Doors from the kitchen area lead to the rear of the property, with bi-fold doors from the sitting area onto the garden. There is a utility room to the side.

To the first floor are the master and guest suites, two further bedrooms and the family bathroom. The master suite has built in wardrobes and a full ensuite with bath and shower cubicle. The guest suite has a dressing room and ensuite shower room.



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Approximate Gross Internal Area
266.0 sq m / 2861 sq ft

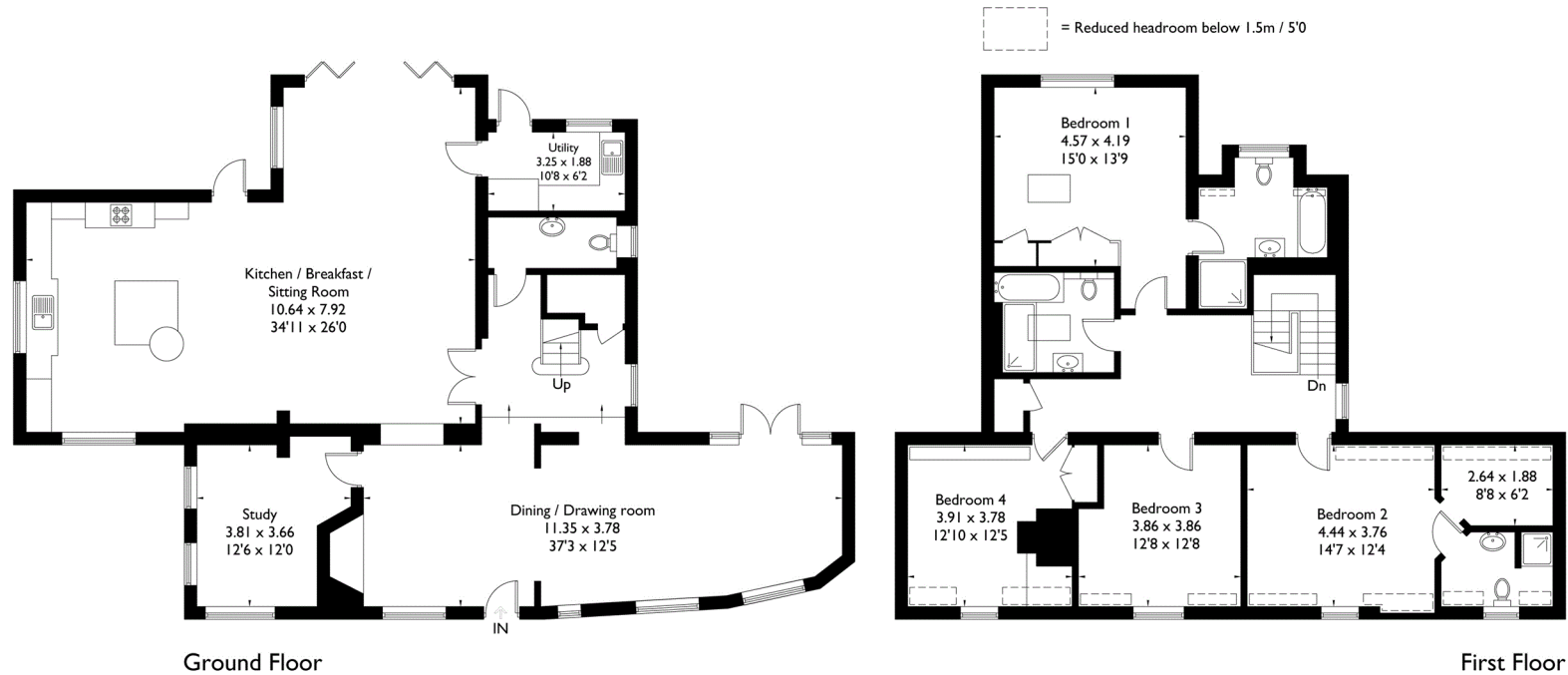


Illustration for identification purposes only. Not to scale
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FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

