



TALL CEDARS, HIGHFIELD PARK, MARLOW
PRICE: £1,595,000 FREEHOLD

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**TALL CEDARS
HIGHFIELD PARK
MARLOW
BUCKS SL7 2DE**

PRICE: £1,595,000 FREEHOLD

Situated in a secluded residential setting with fabulous southerly views over The Thames Valley to Bisham Woods a superbly planned and well presented five bedroom detached family house providing luxurious accommodation.

**LANDSCAPED SOUTHERLY GARDENS:
FIVE DOUBLE BEDROOMS:
FOUR BATH/SHOWER ROOMS:
CLOAKROOM: THREE RECEPTIONS:
KITCHEN/BREAKFAST ROOM:
UTILITY ROOM: STORE ROOMS:
DETACHED DOUBLE GARAGE:
LARGE ENTERTAINING BALCONY:
GAS CENTRAL HEATING:
DOUBLE GLAZING.**

TO BE SOLD: A viewing of this impressive and luxurious family home with one of the best views in Marlow is highly recommended to appreciate the spacious and well planned accommodation and its delightful location. The property is situated just over a mile from Marlow High Streets shops, in an elevated location close to open country side yet within walking distance of Borlase Grammar school. It is well placed for fast access to the M4 at Maidenhead and M40 at Handy Cross with Heathrow being within a 20/30 minute drive.

DIRECTIONS: from our Marlow High Street office proceed to the obelisk and turn left into West Street. Continue out along Henley Road and after three quarters of a mile take the second right into Highfield Park. Continue round the sharp right and left bends where Tall Cedars will be found on the right.

CANOPY ENTRANCE outside lanterns, oak front door to



RECEPTION HALL stairs to First and Lower Ground Floors, tiled floor, recess spot lighting, cloaks cupboard, fitted cabinet, two radiators.

CLOAKROOM tiled floor, radiator, wash basin, low level w.c., fitted mirror.



KITCHEN/BREAKFAST ROOM: 22ø8 x 18ø8 (6.91 x 5.70m) range of wall and base units, granite working surfaces, Miele five ring halogen hob,

cooker hood and oven, two stainless steel sinks, Miele microwave and coffee machine, glazed breakfast bar, bench seating, heated towel rail, built in fridge and freezer, Bosch dishwasher, tiled floor, glazed double doors to Dining Room and door to

REAR LOBBY fitted cupboards, tiled floor, door to Outside.

DINING ROOM: 15ø11 13ø10 (4.86 x 4.22m) wooden floor, two radiators, two wall light points, double glazed sliding patio doors to balcony, glazed double doors to



LIVING ROOM: 29ø8 x 16ø (8.82 x 4.88m) tiled and wooden floor, double glazed sliding patio doors, four radiators, recess for Hi-Fi and t.v. bar with cupboards, sink, working surface, fridge and door to

STUDY/FAMILY ROOM: 14ø1 x 13ø10 (4.29 x 4.21m) with radiator, two wall light points.

FIRST FLOOR

GALLERIED LANDING fitted book casing, double glazed sliding patio doors to **BALCONY**.

BEDROOM FOUR: 16ø2 x 15ø6 (4.92 x 4.72m) Velux roof lights, radiator and door to

ENSUITE DRESSING ROOM: 7ø7 x 5ø7 (2.26 x 1.70m) fitted cupboards, wardrobe and door to

ENSUITE SHOWER ROOM white suite of shower cubicle, glazed door, tiled surrounds, shower unit, wash basin, drawer below, tiled splash backs, mirror, low level w.c., heated towel rail, Velux roof light.

BEDROOM FIVE: 16ø2 x 15ø5 (4.92 x 4.70m) Velux roof lights, radiator and door to

ENSUITE DRESSING ROOM: 7ø7 x 5ø7 (2.26 x 1.70m) fitted cupboards, wardrobe and door to

ENSUITE SHOWER ROOM white suite of shower cubicle, glazed door, tiled surrounds, shower unit, wash basin, drawer below, tiled splash backs, mirror, low level w.c., heated towel rail, Velux roof light.

LOWER GROUND FLOOR

HALL: 15ø7 x 9ø9 (4.74 x 2.97m) Two radiators, under stairs cupboard.

BEDROOM TWO: 15ø10 x 12ø2 (4.83 x 3.71m) radiator, fitted shelves, pelmet lighting, wardrobes.

BEDROOM THREE: 15ø10 x 11ø2 (4.82 x 3.40m) radiator, fitted shelves, pelmet lighting, wardrobes.

FAMILY BATHROOM shaped panel bath, tiled surrounds, heated towel rail, wash basin, low level w.c., radiator, corner shower cubicle, shower unit, tiled floor, recessed spot lighting, extractor fan.

UTILITY ROOM: 11ø11 x 8ø6 (3.63 x 2.59m) cupboard with shelving, plumbing for washing machine, hot water cylinder, central heating programmer, Potterton gas fired boiler, tiled floor, meters, hanging rail.

STORE/GAMES ROOM: 31ø10 x 8ø6 (9ø70 x 2.59m) with light and power.



BEDROOM ONE: 26ø2 x 19ø11 (7.89 x 6.06m) range of fitted wardrobes, dressing table, mirror, pelmet lighting, three radiators, recess spot lighting, double glazed patio doors to Garden and door to

ENSUITE SHOWER ROOM large corner shower cubicle with shower unit, sunken shaped bath, tiled and mirrored surround, twin wash basins with vanity cupboards, mirror, radiator, low level w.c., heated towel rail, tiled floor,

OUTSIDE

THE FRONT is approached via a secure gated entrance onto a large forecourt with parking for numerous vehicles. There is side access to the rear.

DETACHED DOUBLE GARAGE: 27ø3 x 21ø6 (8.90 x 6.56m) twin electrically operated up and over doors, light, power and personal door
There is side access to:

THE REAR GARDEN which has a superb over the Marlow Thames Valley to Bisham woods. The gardens run the full width of the property and are approached via impressive steps with a raised and tiled balcony ideal for alfresco dining with glazed balustrades, and steps down to the main Garden area. The child friendly gardens have been superbly landscaped with sweeping lawns, well stocked

borders and herbaceous beds with a wide deck area, children's play area, a trampoline with decked walkway and wrought iron balustrading.



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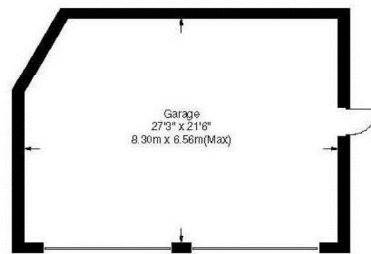
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VIEWING: To avoid disappointment, please arrange to view with our Marlow office 01628 890707. We shall be pleased to accompany you upon your inspection.

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Tall Cedars, Highfield Park

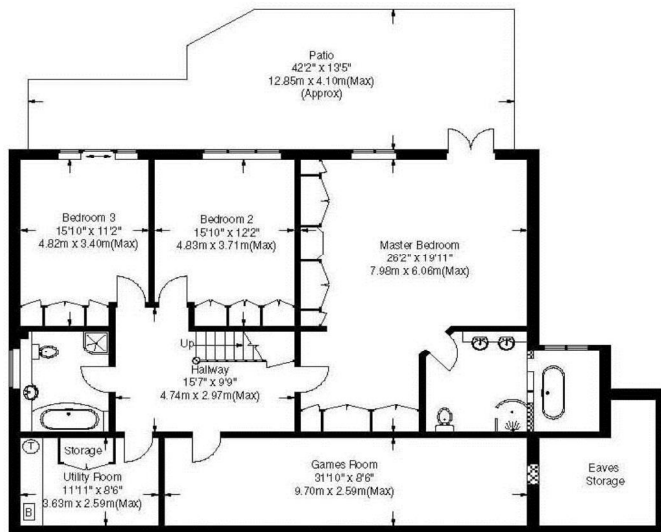


Approximate Gross Internal Area :-
Lower Ground Floor :- 159 sq m / 1711 sq ft
Ground Floor :- 148 sq m / 1593 sq ft
Garage :- 53 sq m / 570 sq ft
Total :- 360 sq m / 3875 sq ft

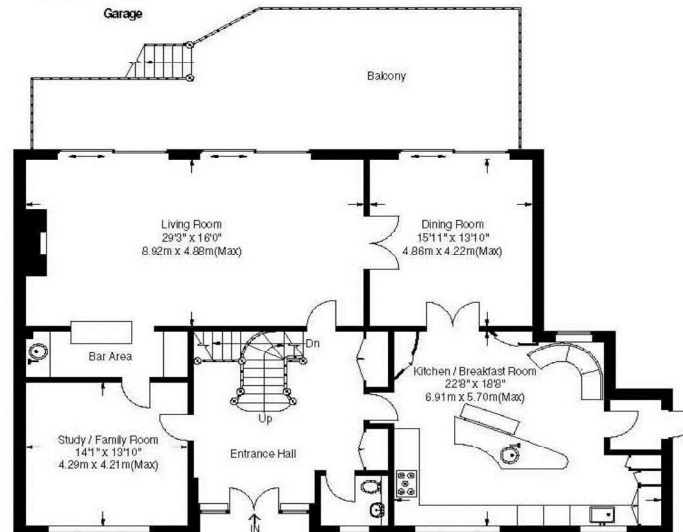
(Not Shown In Actual
Location/ Orientation)

Garage

Balcony

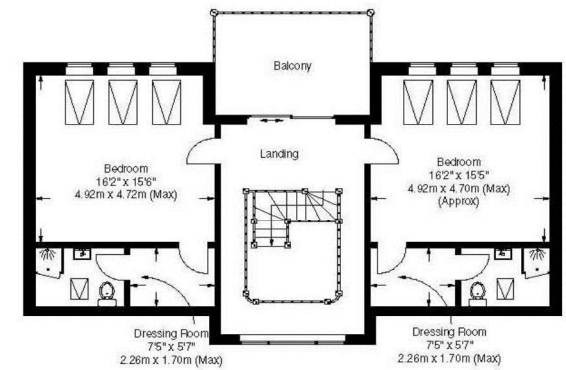


Lower Ground Floor



Ground Floor

Approximate Gross Internal Area :- 84 sq m / 904 sq ft



Top Floor