



WIDMERE FARM COTTAGE, MARLOW
PRICE: £1,650,000 FREEHOLD

**WIDMERE FARM COTTAGE
COPY GREEN
WIDMERE LANE
MARLOW
BUCKS SL7 3DG**

PRICE: £1,650,000 FREEHOLD

Set high in the Chilterns, yet just a one mile walk from the town centre, this superb two year old detached family house has been built to a quite exceptional standard and enjoys simply stunning views across adjoining farmland.

**FORMAL GARDENS & Paddock OF
APPROXIMATELY 1.5 ACRES:
PRINCIPAL SUITE OF BEDROOM &
SHOWER ROOM:
GUEST SUITE OF BEDROOM & SHOWER
ROOM:
TWO FURTHER DOUBLE BEDROOMS:
FAMILY BATHROOM: CLOAKROOM:
SITTING ROOM: FAMILY ROOM: STUDY:
SUPERB KITCHEN/LIVING ROOM (28' x 21'):
OIL FIRED CENTRAL HEATING:
DOUBLE GLAZING: GARAGE BLOCK WITH
GARAGE, LOG STORE/SMALL CAR PORT &
OFFICE: STABLE & TACK ROOM.**

TO BE SOLD: this superb two year old detached family house was built to a quite exceptional standard and enjoys the most magnificent setting with wonderful views across surrounding farmland and the Chiltern Hills. As such the house is adjacent to a number of delightful walks and equestrian and bike rides across surrounding countryside, many leading to popular pubs/restaurants. Despite such a peaceful setting, the town centre is just one mile walk with an excellent range of shopping, sporting and social facilities as well as schools for children of all ages – Widmere Farm Cottage is within the popular Spinfield Primary School, Sir William Borlase's Grammar School and Great Marlow Secondary School catchment. Marlow has a railway station with train service to Paddington, via Maidenhead, which will connect to Crossrail soon and the M4 and M40

motorways are accessible, via the Marlow Bypass, at Maidenhead and High Wycombe respectively. The house has been carefully designed to afford full advantage of the wonderful views and built to quite an exceptional standard with underfloor heating, high electrical specification including Cat 5 wiring and TV aerial points in each bedroom, dimmer light switches, Wi-Fi hub, a high quality kitchen and many other features of which an internal inspection is recommended. The accommodation comprises:

ENTRANCE PORCH with oak supporting post, inset lighting and oak front door and double glazed side lights to **ENTRANCE HALL** with oak strip flooring, stairs to First Floor with cupboard under, inset lighting, two wall light points, central heating thermostat, large built in cloaks cupboard.

CLOAKROOM with low level w.c. with concealed cistern, wall hung wash basin with drawer under, ceramic tiled flooring and half tiled walls, inset lighting, extractor fan, chrome towel rail radiator.



DOUBLE ASPECT SITTING ROOM: about 16'2 x 15'7 (4.94 x 4.75m) a lovely room with fine views, television aerial point, inset lighting, lighting circuit, fitted book/display shelves, log burner as seen.

DOUBLE ASPECT FAMILY ROOM: about 12'6 x 11'11 (3.81 x 3.63m) also with fine views and picture windows to one side, dimmer light switch, television aerial point.



KITCHEN/LIVING ROOM: about 28'4 x 21'2 max (8.63 x 6.46m) designed to take full advantage of the wonderful views with tall picture windows and two sets of double doors opening to the patios and gardens, oak strip flooring, television aerial point, wine fridge, lit display niches. **Kitchen Area** with stone work surface with one and a half bowl stainless steel sink unit inset, drawers and cupboards under, range of Miele appliances including double oven, dishwasher, fridge, freezer, four plate hob with extractor hood over, glazed splash back and door to

UTILITY ROOM: about 15'2 max x 9'3 (4.62 x 2.82m) with work surface with stainless steel sink unit and space and plumbing for washing machine and tumble dryer under, space for tall freezer, cupboard housing the water softener, inset lighting, extractor fan, glazed door to garden, comms cupboard, ceramic tiled floor and door to

STUDY: about 8'4 x 6'9 (2.55 x 2.06m) with fitted desk surface, inset lighting and two separate phone lines.

FIRST FLOOR

LANDING with twin Velux roof lights, picture window affording a fine view, airing cupboard with pressurised tank, built in linen cupboard, access to loft with fold down ladder.



PRINCIPAL SUITE OF BEDROOM ONE: about 19'5 x 12'3 (5.92 x 3.75m) with double aspect windows affording wonderful views, four built in wardrobes, door to

SHOWER ROOM ENSUITE with low level w.c. with concealed cistern, wall hung wash basin with drawer under, shaving mirror, shower cubicle with overhead and hand sprays, inset shelving, inset ceiling lighting, ceramic tiled floor and splash backs – fully in the shower area.

GUEST SUITE OF BEDROOM TWO: about 19'6 x 10'7 max (5.94 x 3.24m) again with double aspect windows affording a fine view, door to

SHOWER ROOM ENSUITE with low level w.c. with concealed cistern, wall hung wash basin with drawer under, shaving mirror, shower cubicle with overhead and hand sprays, inset ceiling lighting, ceramic tiled floor and splash backs – fully in the shower area, chrome towel rail radiator.

BEDROOM THREE: about 18'4 x 10'10 (5.59 x 3.30m) with twin Velux roof lights with blinds as fitted affording a fine view, fitted double wardrobe cupboard, television aerial point.

BEDROOM FOUR: about 18'4 x 8'11 (5.59 x 2.71m) also with twin Velux roof lights with fitted blinds, fine view.



LARGE FAMILY BATHROOM with large walk in shower, ceramic tiled floor and splash backs, free standing bath, wall hung wash basin with drawers under, low level w.c. with concealed cistern, ceramic tiled walls and floor, towel rail, access to eaves storage cupboard.

OUTSIDE

Widmere Lane is a country lane ending at the next property and Widmere Farm Cottage has a driveway to a five bar gate opening to an extensive parking/turning area off which is the **GARAGE BLOCK** with **SINGLE GARAGE** about 19'8 x 9'10 (5.99 x 3.01m) with double doors, light and power, eaves storage space and the Worcester oil fired central heating boiler. Beside this is a small car **CAR PORT** or log store and the **OFFICE** about 9'2 x 9' (2.80 x 2.75m) with radiator, telephone point, dimmer light switch, oak strip flooring. By the garage is the oil storage tank and on the roof there are PV panels contributing electricity to the house and ensuring economical maintenance. To one corner is a south facing courtyard patio screened by hedgerow. A paved path to that side leads to the rear where there are, again, extensive patio areas catching the morning and evening sunshine and leading onto an expanse of lawn with two trees enclosed and screened by ranch and stock proof fencing and a gate opening to the **PADDOCK** which also has a separate gate to Widmere Lane is well enclosed by ranch style fencing and with the **STABLE** about 11'4 x 11'4

((3.45m) with **TACK ROOM** about 11'4 x 5'7 (3.45 x 1.72m) beside with light, power and water supplies. The gardens and grounds afford complete privacy and enjoy wonderful views amounting, in all, to **APPROXIMATELY 1.5 ACRES.**

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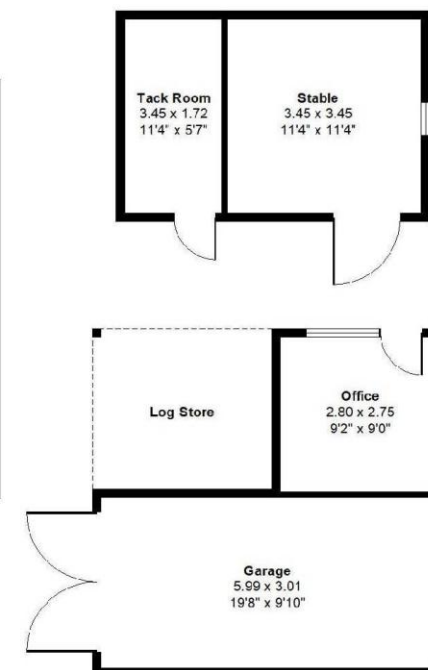
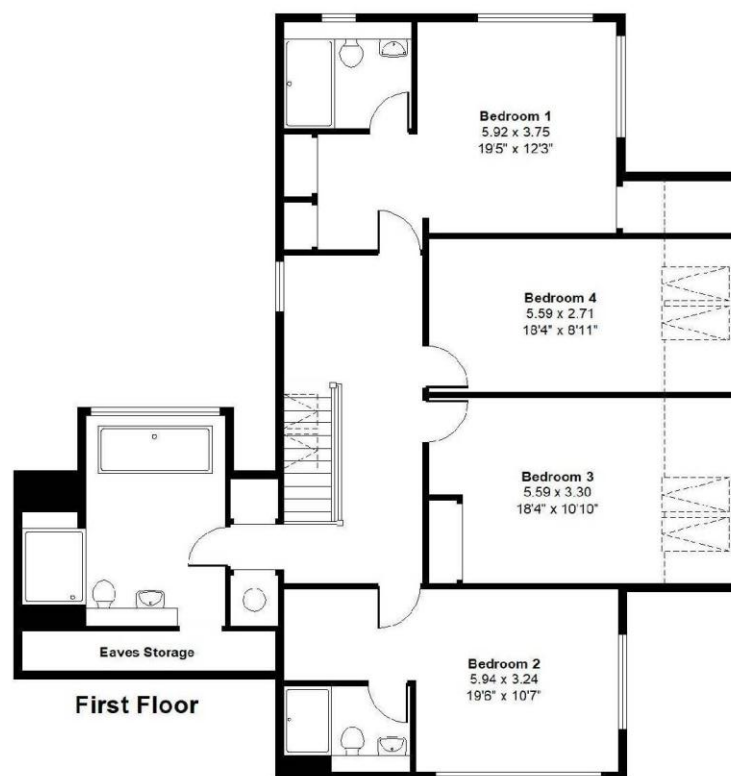
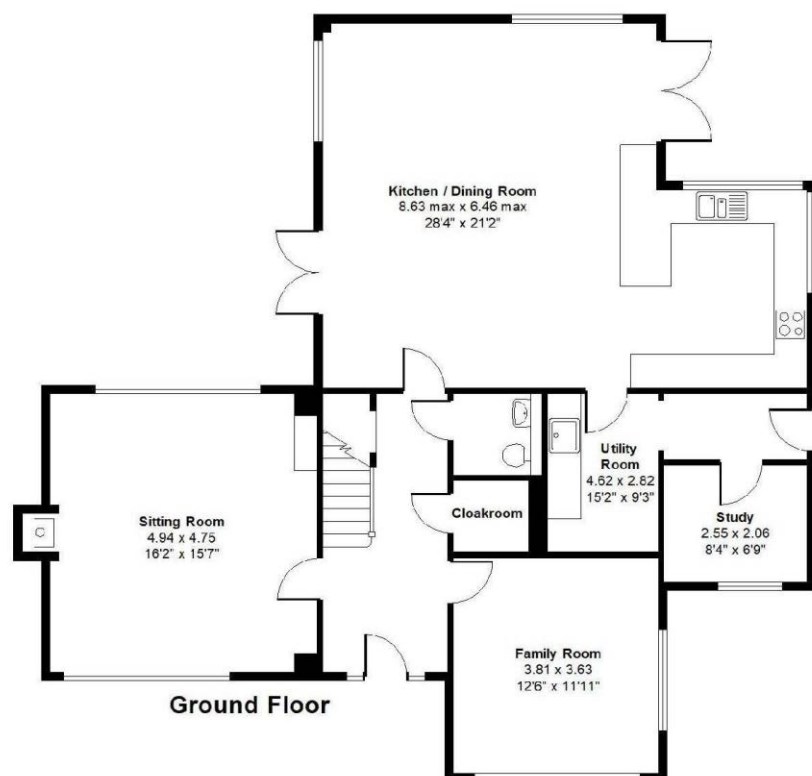
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VIEWING: To avoid disappointment, please arrange to view with our Marlow office on 01628 890707. We shall be pleased to accompany you upon your inspection.

DIRECTIONS: from our Marlow office turn right at the top of the High Street into Spittal Street and left at the mini roundabout into Dean Street which becomes Seymour Court Road and leads out of the town. After about a mile and a half, turn left into Widmere Lane which follow past the barns and Widmere Farm and Widmere Farm Cottage will be seen on the left.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale. 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.

Letting and Management: We offer a comprehensive range of services for landlords. Please call 01628 816590 for further details.



Approximate Floor Area
House 230.93 sq m - 2486 sq ft
Garage & Stable 44.32 sq m - 477 sq ft
Total 275.25 sq m - 2963 sq ft
(Gross Internal)