



SOUTHWICK, SPINFIELD LANE

MARLOW, SL7 2JN

**PENNY &
SINCLAIR**

SOUTHWICK

MARLOW, BUCKINGHAMSHIRE

A spacious, elegant and welcoming Edwardian family home in the sought-after Spinfield area of Marlow, within catchment of superb schools.

• 5 Bedrooms • 3 Bathrooms (1 en-suite) • Dressing Room • Sitting Room • Family Room • Study • Kitchen/Breakfast Room • Parking • Garden • EPC D.

DESCRIPTION

Southwick has the elegant character of a fine Edwardian property with high ceilings, polished floors, well-proportioned principal rooms and light and bright accommodation throughout. The current owners have replaced many of the windows, the bathrooms are in excellent order and there is a wonderfully large kitchen/breakfast room with lantern light, perfect for entertaining.

ACCOMMODATION

From the hall, a door leads to the family room, double aspect with a large bay window and fireplace; dark blue bookcases line the wall and there is a polished floor. The sitting room is an elegant double length room with a library/music room at one end and a more formal sitting area at the other. This has a woodburning stove set into a period fireplace, built-in bookcases to either side and French windows leading to the terrace and garden. There is a downstairs cloakroom and plenty of storage cupboards. The kitchen is superb with a huge lantern light roof flooding the room with light. There is an excellent range of painted wall and floor cabinets including wine racks, bookshelves, pan drawers and a spacious walk-in larder. There are built-in appliances including a range cooker and dishwasher and granite worksurfaces. A huge wooden corner pew provides seating for many family dinners and double doors lead to the terrace and garden. The utility room has a full range of storage and plumbing for washing machine and tumble dryer. The study is off the kitchen and is a light and bright room with Swish fibre broadband coming soon. There is additional storage in the attached former garage.

Upstairs, there is a spacious landing with large linen cupboard. The master bedroom is a lovely double length room with a well-





fitted dressing room to one end, double aspect and with a luxurious en-suite shower room with fitted units and heated towel rail. There are four further generous bedrooms and two well-appointed bath/shower rooms.

On the second floor is a charming attic room with roof lights giving views across the countryside.

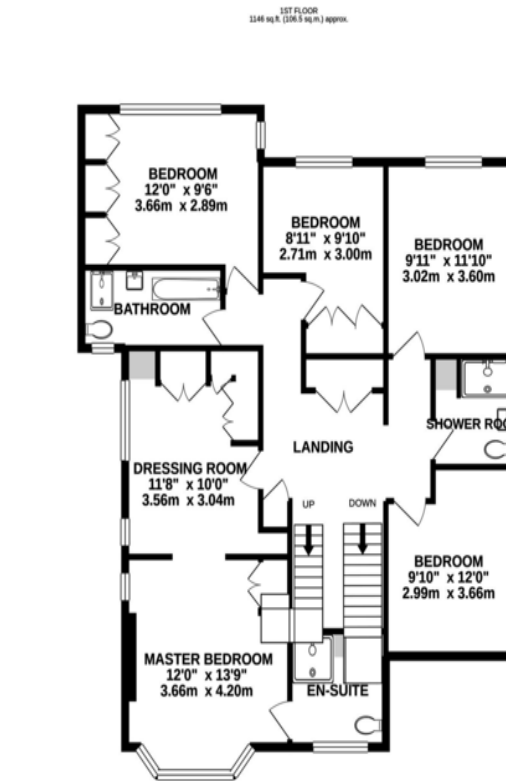
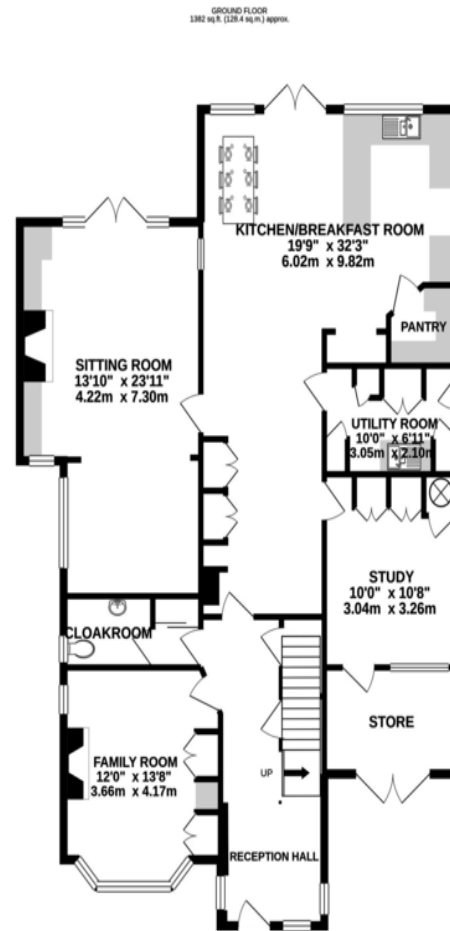
LOCATION

Southwick lies on the favoured West side of the riverside town of Marlow, close to the Bovingdon Green Conservation area. There is a wonderful sense of community with local WhatsApp groups, summer and winter parties on the green and various village projects and get togethers. The property is within the catchment area for Spinfield School (recently voted the Sunday Times best Primary in Buckinghamshire) and Sir William Borlase Grammar School and is within walking distance to Marlow town centre. There is a nursery school in the Bovingdon Green village hall and a fabulous pub, The Royal Oak, just a stroll away. There are wonderful walks and bike rides direct from Southwick with miles of walking across Happy Valley, Marlow Common and into the Chiltern hills beyond. Marlow has an excellent range of shops including a Marks & Spencers, individual boutiques, cafes and restaurants and the beautiful riverside park which has an annual Regatta. Communications are excellent with the A4040M (linking to the M40 and M4) just 2 miles away and Heathrow 20 miles distant. Paddington station is reached via Marlow Station (44 minutes), Maidenhead (17 minutes) and Marylebone via High Wycombe (33 minutes).

GARDEN

From the lane, double five bar gates lead into the spacious gravel driveway with parking for many cars. Bushes and shrubs give privacy and seclusion and there is a magnificent Wisteria climbing up the front of the house, providing a superb display in the summer. To the rear of the house, a stone terrace and decked area are perfect for entertaining and there is a level area of lawn. The fences have recently been replaced and there are mature bushes and cherry trees. A shed in the corner of the garden has power and light and could provide a home office if required.





TOTAL FLOOR AREA : 2718 sq.ft. (252.5 sq.m.) approx.

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