



Oak Tree Avenue

Marlow

Oak Tree Avenue

Five-bedroom detached house

Overview

- FANTASTIC FAMILY HOUSE
- EXTENSIVELY EXTENDED
- STUNNING ORANGERY
- OPEN PLAN LIVING SPACE
- DESIGNER HANDMADE KITCHEN
- NATURAL LIMESTONE FLOORING
- SPACIOUS ACCOMMODATION
- FIVE GENEROUS BEDROOMS
- MASTER WITH EN-SUITE
- LARGE LANDSCAPED GARDEN
- SOUGHT AFTER LOCATION
- HIGHLY RATED SCHOOLS WITHIN WALKING DISTANCE



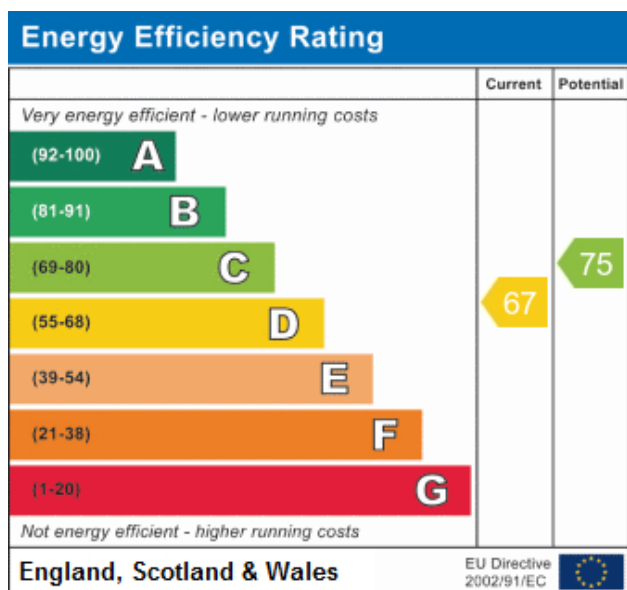
“... Superbly presented and extensively extended five-bedroom detached house situated in the highly desirable Oak Tree Avenue...”



The property consists of entrance hall with natural limestone flooring, 3rd reception/5th bedroom with fitted storage, neutral carpets, and a large bay window with made to measure plantation shutters. The office is also accessed via the hallway, benefiting from engineered oak flooring, large bay window with made to measure plantation shutters, glass double doors into living room, and a downstairs shower room with drench shower, frosted glass wall tiles and limestone flooring with separate controllable underfloor heating and towel rail, finished to a very high standard. The property has been extensively renovated by the current owners who have added an exceptional orangery which comprises of a bespoke handmade kitchen with tulip wood cabinets including the utility room, hand painted in Farrow & Ball paint. Features include retractable doors to toaster cupboard, larder with spice rack, hidden cutlery drawer in dresser, wine fridge, large under stairs cupboard with automatic lighting, Miele integrated dishwasher, Miele integrated extractor fan, USB plug sockets, fitted water softener, Quooker tap for boiling/filtered water, beautiful Italian marble worktops (and range oven and fridge by separate negotiation). The utility room has an abundance of storage with solid oak worktops, sink and side access. A lantern extension and bi fold doors cover the breadth of the back of the house flooding the dining area...



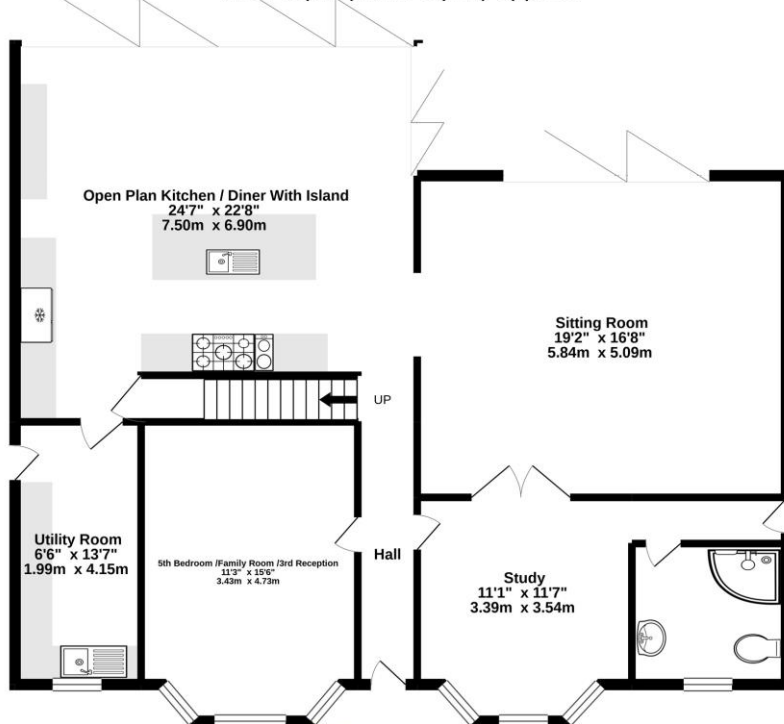
...with natural light and creating an indoor-outdoor experience. The ground floor further benefits from a separate living room with engineered oak flooring and bi fold doors. The first floor consists of; a spacious and bright landing, dual aspect master bedroom overlooking the green to the front and the garden to the rear, an abundance of built-in wardrobes, eaves storage, a stylish en-suite shower room with a white three-piece suite. Bedrooms two and three both face the green with large dormer windows, made to measure plantation shutters and fitted wardrobes. Bedroom four also benefits room fitted wardrobes, dormer windows with plantation shutters overlooking looking the garden. The contemporary family bathroom consists of a white three-piece suite with the bath nestled into the dormer window. Externally the property benefits from fantastic composite grey decking with feature lights, external speakers, paved terrace area with built-brick barbeque, wood store, brick-built pavilion, separate Wendy house and glass green with superbly landscaped lawn and mature borders. To the front of the is a Cotswold stone in-out driveway with central Acer tree.



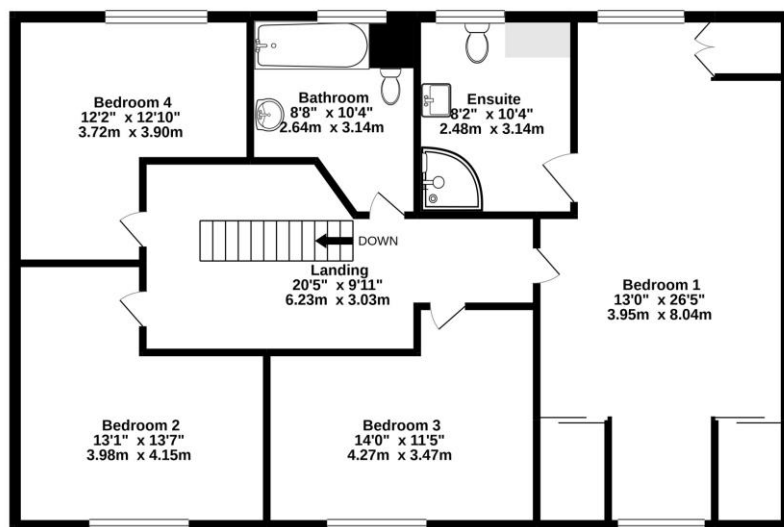
Location

Marlow is a stylish riverside town full of varied shops, highly rated schools and a range of pubs and restaurants, such as Tom Kerridge's pub 'The Coach' and 'The Hand and Flowers'. This property is situated approximately one mile from Marlow railway station offering a regular train service to London Paddington via Maidenhead (just over an hour) with links to London, as well as access to the M4 and M40 via the A404(M) - London Heathrow being only about 22 miles away. Enjoy strolls in the award-winning Higginson Park with facilities such as golf, a playground and a brick grass maze; seasonally the park caters for farmers markets, festivals and the iconic Henley Royal Regatta or Pub in the Park.

Ground Floor
1227 sq.ft. (114.0 sq.m.) approx.



1st Floor
1051 sq.ft. (97.6 sq.m.) approx.



TOTAL FLOOR AREA : 2278 sq.ft. (211.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of 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.
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