



Hill View House, 2a Hillside Road, Marlow, Buckinghamshire, SL7 3JY

Property Features

- SUPERBLY DESIGNED FAMILY HOME ENJOYING OUTSTANDING VIEWS
- IMPRESSIVE SPACE - 3346 sq foot / 310.8 sq m
- FOUR DOUBLE BEDROOMS AND THREE RECEPTION ROOMS
- LUXURIOUS KITCHEN/DINING ROOM & UTILITY ROOM
- DRESSING ROOMS TO THREE OF THE BEDROOMS
- ENSUITES TO TWO OF THE BEDROOMS
- LARGE PLOT WITH 60FT BY 40FT REAR GARDENS
- TANDEM GARAGE WITH POTENTIAL STUDIO FLAT CONVERSION**
- SCHOOLS WITHIN WALKING DISTANCE
- OFFERED WITH NO ONWARD CHAIN

Full Description

A large, immaculate, high specification family home rebuilt to a high specification in 2023 as per planning ref 20/07668/FUL. The property is situated on a well connected road close to schools and transport links, with gardens, garage and parking. The home boasts 3346 sq ft with 4 double bedrooms (2 with ensuites and 3 with dressing rooms). The home is on a large elevated plot and therefore enjoys amazing views over Marlow and beyond. The accommodation is spread over 3 floors and carefully thought out with areas/rooms ideal for entertaining, family use and office/study use. There are high quality fittings throughout, tiled and carpeted flooring, gas heating and double glazing.

On the ground floor the entrance hall opens to an open plan kitchen and dining room which offers a range of black and grey wall and base units, granite working surfaces, inset sink with Quooker tap and waste disposal, two Neff ovens with warming drawer, fridge and freezer, dishwasher, large peninsular unit with granite work surface, further drawers and cupboards, Elica induction hob with extractor. Adjoining the kitchen is a tv room/snug. To the rear there's a large formal sitting room and an office study, the latter with its own door from the garden. There's also a utility room and a cloakroom with WC. There is a staircase leading down to the tandem garage (self contained studio flat conversion possibility)**

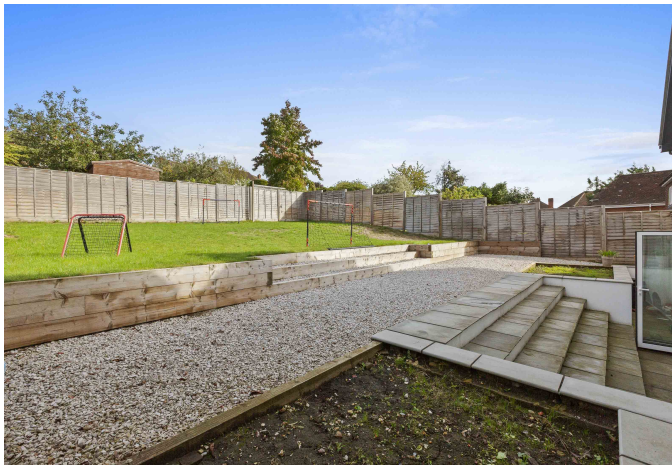
On the first floor, there are two generous double bedrooms both with dressing rooms and en suite facilities, and two further good-size bedrooms (one with further dressing room). The bedrooms share a fabulous family bathroom.

With much glazing to the front, the property enjoys a wealth of natural light with the kitchen offering access to a large front terrace. The rear is accessed via bi fold doors onto a large terrace area and area of lawn.

** (APPLICATION NO: 20/07668/FUL - Plans permitted 2021 - would need renewing with local authority)

Hillside Road is within walking distance of an Ofsted outstanding school (2024) and a highly rated Grammar School. Also close by are woodland areas proving great dog walks. Marlow town centre is only a few minutes away. Marlow offers an excellent selection of local and national retailers, as well as an array of bars, cafes, and restaurants. The town is located along the banks of the River Thames, offering scenic walks along the Thames Path. For outdoor enthusiasts, Marlow is surrounded by stunning countryside, part of the Chiltern Hills Area of Outstanding Natural Beauty, with a range of activities including golf, football, cricket, and rugby.

For commuters, Marlow station provides connections to Paddington (via Maidenhead), and the M40/M4 motorways are easily accessible via the A404(M).

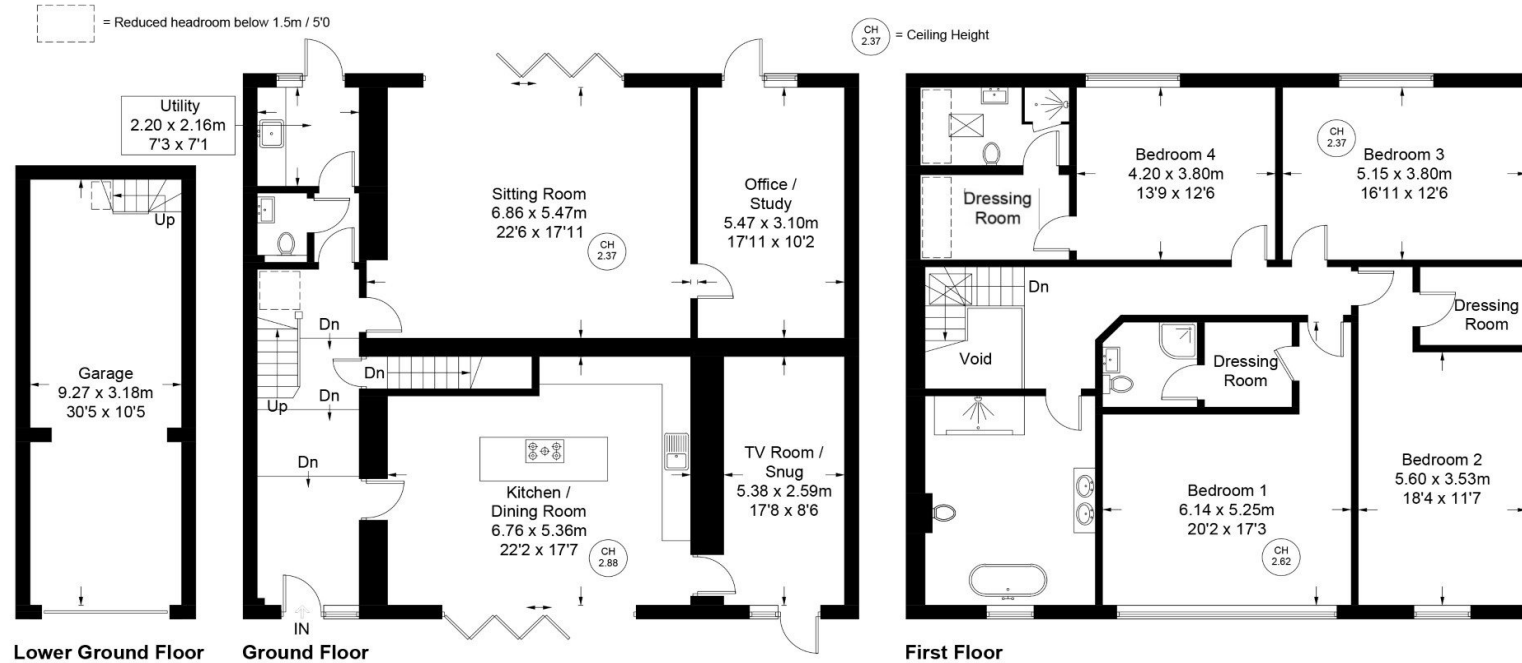






Hillside Road

Approximate Gross Internal Area
 Lower Ground Floor = 29.6 sq m / 319 sq ft
 Ground Floor = 141.3 sq m / 1521 sq ft
 First Floor = 139.9 sq m / 1506 sq ft
 Total = 310.8 sq m / 3346 sq ft
 (Excluding Void)



Floor Plan produced for Kingshills by Media Arcade ©.
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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