



**1 FERRY LANE COTTAGES, MEDMENHAM**  
**PRICE: OIRO £1,100,000 FREEHOLD**

**am** ANDREW  
MILSOM

**1 FERRY LANE COTTAGES  
FERRY LANE  
MEDMENHAM  
BUCKS SL7 2HA**

**PRICE: OFFERS INVITED IN THE  
REGION OF £1,100,000 FREEHOLD**

This exquisite Grade II listed end of terrace brick and flint cottage is quietly situated in the heart of this popular Thameside village and has been extended and improved to a quite exceptional standard.

**LANDSCAPED GARDENS:  
PRINCIPAL SUITE OF BEDROOM &  
ENSUITE SHOWER ROOM:  
GUEST SUITE OF BEDROOM & SHOWER  
ROOM: THIRD DOUBLE BEDROOM:  
FAMILY BATHROOM: NURSERY/STUDY:  
CLOAKROOM: 22' x 16' SITTING ROOM:  
SNUG: SUPERB KITCHEN/DINING ROOM:  
UTILITY ROOM: BOOT ROOM:  
OIL CENTRAL HEATING:  
DOUBLE GLAZING:  
LARGE DETACHED DOUBLE GARAGE.**

**TO BE SOLD:** this exquisite Grade II listed brick and flint cottage has been extended and improved to a quite exceptional standard and we strongly recommend an early internal inspection. The cottage is situated in the heart of the village within a short walk of the popular Dog & Badger public house/restaurant, church and village hall as well as the slip way and access to the Thames Path and just down the hill from Danesfield Hotel & Spa. The regular High Wycombe to Reading bus service runs at the end of lane and Marlow is about three miles distant with an excellent range of shopping, sporting and social facilities as well as railway station with train service to Paddington, via Maidenhead, which will ultimately connect to Crossrail.

The M4 and M40 motorways are accessible, via the Marlow Bypass, at Maidenhead and High Wycombe respectively. For families, the house is within the popular Danesfield Primary School catchment and just three miles from Sir William Borlase's Grammar School in Marlow – both rated 'Outstanding'. Recent extensions and improvements have been carried out to a quite exceptional standard retaining much of the charm of the original character with exposed beams, inglenook fireplace etc combined with high quality modern fittings, a stunning part glazed kitchen/dining room and a number of sun pipes cleverly helping to create a light and airy feel upstairs. The accommodation is arranged over two floors as follows:

**ENTRANCE PORCH** with seat, quarry tiled floor, inset lighting and glazed door to



**LIVING ROOM:** about 22' x 15' max (6.71 x 4.57m) with inglenook fireplace with new flu suitable for a log burner, eight wall light points, two television aerial points, beamed ceiling, underfloor heating with room stat and door to

**SNUG:** about 12' x 9' (3.66 x 2.74m) with exposed beams, four wall light points, two television points, stairs to First Floor with cupboard under housing the pre lagged hot water

tank, underfloor heating, telephone point and door to



**KITCHEN/DINING ROOM:** about 16'5 x 14'9 (5 x 4.49m) superbly equipped with single drainer stainless steel sink unit set in wood surface with excellent range of drawers and cupboards under, AEG integrated dishwasher, ample wall cupboards, Belling Range style oven with stainless cooker hood over, tiled splash backs, AEG integrated fridge/freezer, island unit with breakfast bar and drawers and cupboards under, Amtico flooring with underfloor heating.

**Dining Area** with further small work surface with circular sink, cupboards over, cupboard and AEG wine fridge under, 4 wall light points, part glazed roof, glazed picture window and sliding door opening to and affording a fine view over the Gardens. Further door to

**REAR LOBBY/BOOT ROOM** with stable door to driveway and gardens, inset lighting on automatic sensor, storage cupboard with meter and fuse board, Amtico flooring with underfloor heating and doors off to

**CLOAKROOM** with low level w.c. with concealed cistern, wash basin with cupboard under, extractor

fan, inset lighting, chrome towel rail radiator, Amtico flooring.

**UTILITY ROOM:** about 6'8 x 6' (2.03 x 1.83m) with Fireclay butlers sink with cupboard under, wood work surface, wall cupboards, integrated Lavamat washing machine, tall cupboard housing the Worcester oil fired central heating boiler, extractor fan, Amtico flooring.

## FIRST FLOOR

**LANDING** two sun pipes and doors off to



## PRINCIPAL SUITE OF DOUBLE ASPECT

**BEDROOM ONE:** about 14'6 x 10'6 (4.42 x 3.20m) with part vaulted ceiling, two radiators, USB power points, television aerial points, lighting circuit and door to

**SHOWER ROOM ENSUITE** with low level w.c. with concealed cistern, wash basin in vanity surface, shower cubicle with overhead and side sprays, electric shaver point, extractor fan as well as window, chrome towel rail radiator, underfloor heating.

**GUEST SUITE OF BEDROOM TWO:** about 12'5 x 10'4 (3.78 x 3.15m) with dimmer light, two television aerial points, radiator, exposed beams, built in double wardrobe, USB power points, lighting circuit, access to loft space and door to

**SHOWER ROOM ENSUITE** with tiled flooring with underfloor heating, chrome towel rail radiator, wall hung wash basin with cupboard under, low level w.c. with concealed cistern, tiled splash back, shower cubicle, extractor fan, inset lighting as well as sun pipe, electric shaver point.

**BEDROOM THREE:** about 11'4 x 8'9 (3.45 x 2.68m) with radiator, dimmer light switch, lighting circuit, two useful storage cupboards with automatic lighting, television aerial point, USB power points.

**BATHROOM** with wash basin in vanity unit with cupboard under, low level w.c. with concealed cistern, tiled panel enclosed bath with shower attachment, electric shaver point, inset lighting as well as sun pipe, extractor fan, tiled flooring with underfloor heating.

**NURSERY/STUDY:** about 6'5 x 5'10 (1.96 x 1.77m) with USB power point, television aerial point, radiator, lighting circuit.

## OUTSIDE

**TO THE FRONT** the garden is enclosed by a chalk and flint brick wall with opening to brick path to the front door flanked by gravelled beds and a resin bonded gravel path and driveway with wrought iron gate and arch to a **CAR PORT** with inset lighting and power points. The driveway continues beside the house to **THE REAR** and a slightly raised herringbone pattern brick patio with outside lighting, water and power and step down to newly laid lawn with the oil storage tank. The driveway becomes concrete and runs beside the lawn to the end where there is an extensive parking/turning space providing access to the **DETACHED DOUBLE GARAGE** about 20'2 x 18'9 (6.15 x 5.71m) with two double doors, light and power. Leaning to the side of the Garage is a useful **LOG/BIN STORAGE AREA**. The rear garden is well enclosed and screened by close boarded fencing.



**M39660421**

**EPC Exempt**

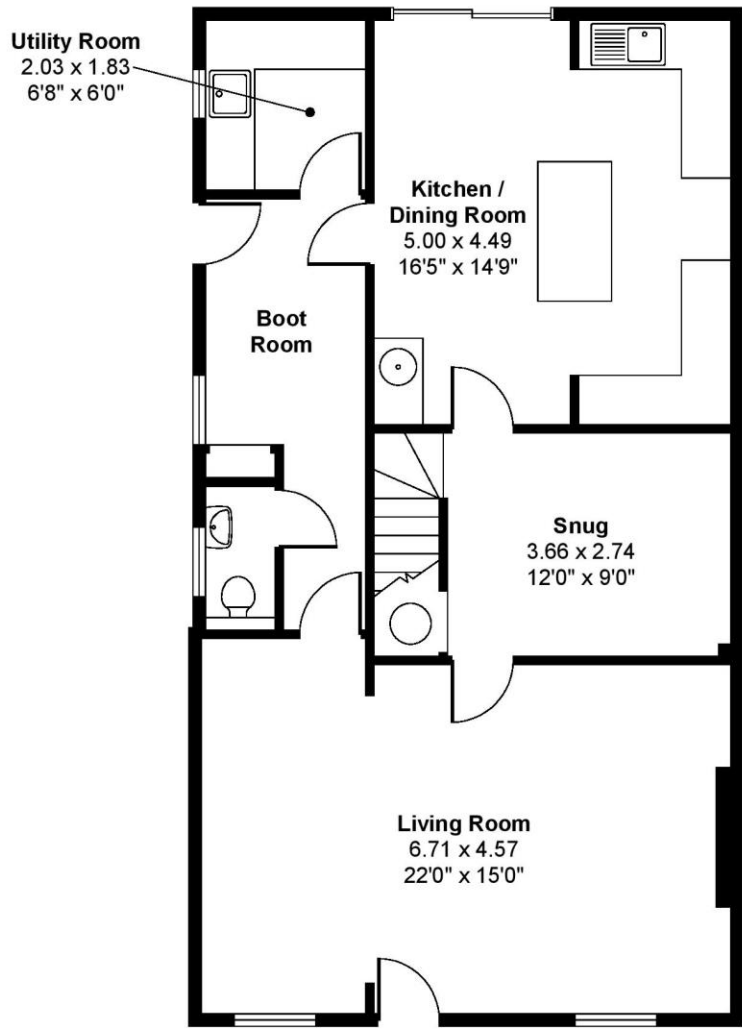
**VIEWING:** To avoid disappointment, please arrange to view with our **Marlow office on 01628 890707**. We shall be pleased to accompany you upon your inspection.

**DIRECTIONS:** from our Marlow office turn left at the top of the High Street into West Street which becomes Henley Road and leads out of town. After about four miles, and just before The Dog & Badger, turn left into Ferry Lane where the cottage will be found after a short distance on the left hand side.

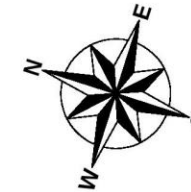
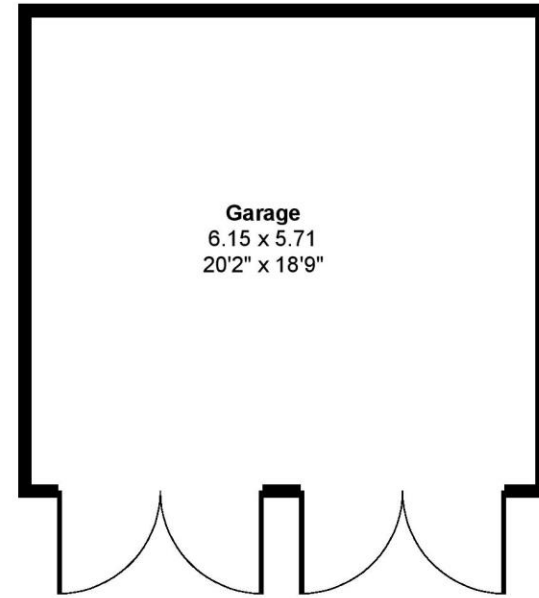
**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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.

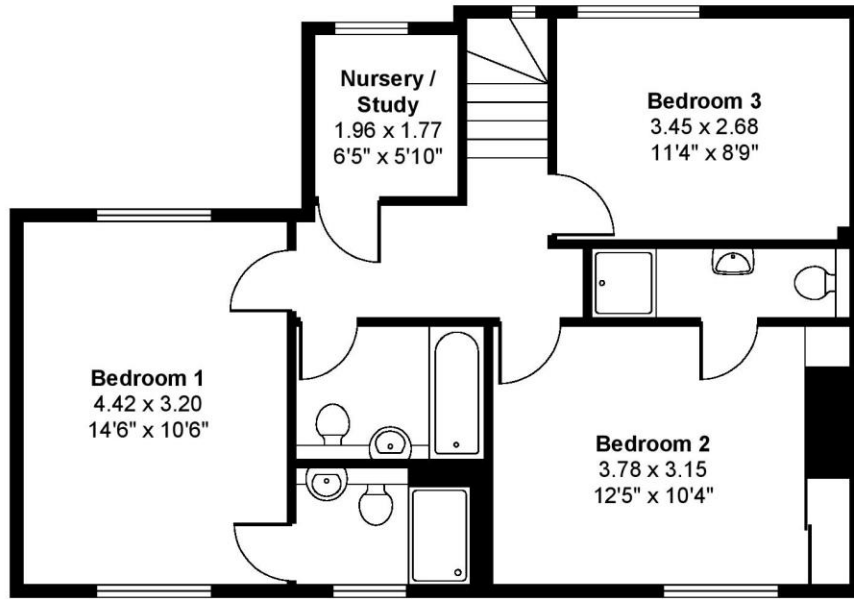
**Letting and Management:** We offer a comprehensive range of services for landlords. Please call 01628 816590 for further details.



Ground Floor



**Approximate Floor Area**  
138.03 sq m - 1486 sq ft  
(Gross Internal Excluding Garage)



First Floor