



LITTLE WESTERN, MARLOW
PRICE: £1,250,000 FREEHOLD

am ANDREW
MILSON

**LITTLE WESTERN
WEST STREET
MARLOW
BUCKS SL7 2BS**

PRICE: £1,250,000 FREEHOLD

This lovely Grade II listed 18th Century attached house enjoys spacious and versatile accommodation in a particularly convenient position, opposite Borlase and so within easy level walking distance of the town centre.

**SOUTHEAST FACING GARDEN:
SUITE OF BEDROOM & BATHROOM:
THREE FURTHER BEDROOMS:
TWO SHOWER ROOMS: CLOAKROOM:
SITTING ROOM: DINING ROOM: KITCHEN:
TWO USEFUL BASEMENT ROOMS:
FAMILY ROOM: GAS CENTRAL HEATING:
OFF ROAD PARKING:
THREE GARDEN STORES.**

TO BE SOLD: this attractive Grade II listed 18th Century attached house enjoys spacious and versatile accommodation in a particularly convenient position. The High Street with an excellent range of shopping, sporting and social facilities is within a few hundred yards walking distance and the house is equidistant between the Michelin starred Hand and Flowers and The Coach. For families the house is within the popular Danesfield Primary School catchment and is immediately opposite Sir William Borlase's Grammar School and about a mile from Great Marlow Secondary School. Marlow also has a railway station with trains to London Paddington, via Maidenhead, which will connect to Crossrail this year and the M4 and M40 motorways are accessible, via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively.

Dating back to the 18th Century the main rooms enjoy surprisingly high ceilings with exposed beams adding to the immense charm and character of the house of which an internal inspection is strongly recommended. The accommodation is arranged on two floors as follows:

Solid front door with **ENTRANCE PORCH** opening to

ENTRANCE HALL with radiator, tiled flooring, stairs to First Floor with cupboard under, wall light point. Door to **RECEPTION HALL** with radiator, shutters as fitted, exposed beams, 9'9 (2.97m) ceiling height, door to Kitchen and arch to



SITTING ROOM with two radiators in covers, attractive brick fireplace with gas point, glazed bay with glazed double doors to the patio and gardens, five wall light points, glazed display cupboard with cupboard over, glazed double doors opening to the

DINING ROOM with oak strip flooring, corner cupboard with display shelves over, radiator in cover, stairs to Basement, arch to

KITCHEN with granite work surface with drawers and cupboard under, one and a half bowl stainless steel sink unit inset, space and plumbing for washing machine and appliance space, AEG stainless steel oven with Smeg four plate gas hob, stainless steel splash back and Kukoo stainless steel cooker hood over, ample wall cupboards, tiled flooring, inset lighting, glazed china cupboard, part panelled walls.

The stairs from the Dining Room lead down to the **USEFUL BASEMENT** with **STUDY** with radiator, window in light well, arched ceiling, useful storage cupboard (former stair well), three wall light points, arch to

PLAYROOM with radiator, four wall light points, window in light well,

From the Entrance Hall, another door opens to the **INNER HALL** with secondary stairs to First Floor, central heating thermostat, door to Rear Hall and door to



FAMILY ROOM a double aspect room with oak strip flooring, door to garden, inset lighting, built in cupboards with display shelves over (**NB.** This room was formerly part used as a garage but has been converted to one room for 10 or 12 years).

REAR HALL with glazed door to rear garden, tiled flooring, radiator.

CLOAKROOM with low level w.c., glazed wash basin on stand, radiator, tiled flooring.

UTILITY ROOM with space and plumbing for washing machine, fitted cupboards, tiled flooring.

FIRST FLOOR

Approached by the main staircase is a **LANDING** with radiator, access to loft, two wall light points, double wardrobe cupboard - part shelved.

BEDROOM ONE with two double fitted wardrobes, radiator, wall light point and door to

BATHROOM ONE ENSUITE with panel enclosed bath with shower attachment, pedestal wash basin, low level w.c. with concealed cistern, extractor fan as well as window, tiled splash backs, shaving light/point, towel rail radiator, inset lighting.

BEDROOM TWO with radiator, three wall light points, fitted double wardrobe.

BEDROOM THREE with radiator, wall light point, fitted double wardrobe.

FULLY TILED SHOWER ROOM with stone tiles, corner shower cubicle, low level w.c., wash basin on stand with vanity surface, extractor fan as well as window, towel rail radiator, electric down heater.

Off the Second Staircase there is another **LANDING** with built in cupboard and doors off to

DOUBLE ASPECT BEDROOM FOUR with radiator, attractive sloping ceilings, eaves storage cupboards.

SECOND SHOWER ROOM with wash basin in vanity unit with cupboard under, shower cubicle with Mira shower, eaves cupboard, extractor fan as well as window, low level w.c., radiator, tiled flooring, tiled splash back.



To the left of the cottage there is a gravelled driveway shared with two other properties but initially owned by Little Western and providing space for one car. There is also a gated entrance to the **REAR GARDEN** with a brick pavior parking space/patio continuing across the rear of the cottage and leading onto shaped lawn with tree and shrub beds and border. Integral to the cottage is the **BOILER CUPBOARD** housing the Worcester wall mounted gas fired central heating boiler and the Megaflow hot water tank and ample space for further appliances. There are three **USEFUL GARDEN STORES** in the rear garden and the whole is well enclosed by close boarded fencing with outside power and lighting. Of irregular shape, the garden has a

maximum depth of about 37' (11.28m) by a width of 50' (15.24m).

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EPC BAND: D

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 proceed to the top of the high street where turn left into West Street and Little Western will be found on the left hand side directly opposite Sir William Borlase's Grammar School.

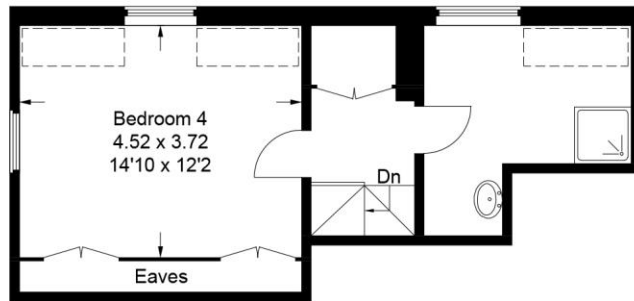
MONEY LAUNDERING REGULATIONS:

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.

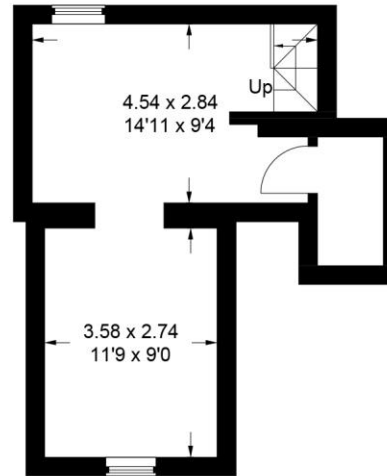
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

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


Approximate Gross Internal Area
 Basement = 26.2 sq m / 282 sq ft
 Ground Floor = 109.9 sq m / 1,183 sq ft
 First Floor = 98.5 sq m / 1,060 sq ft
 Total = 234.6 sq m / 2,525 sq ft

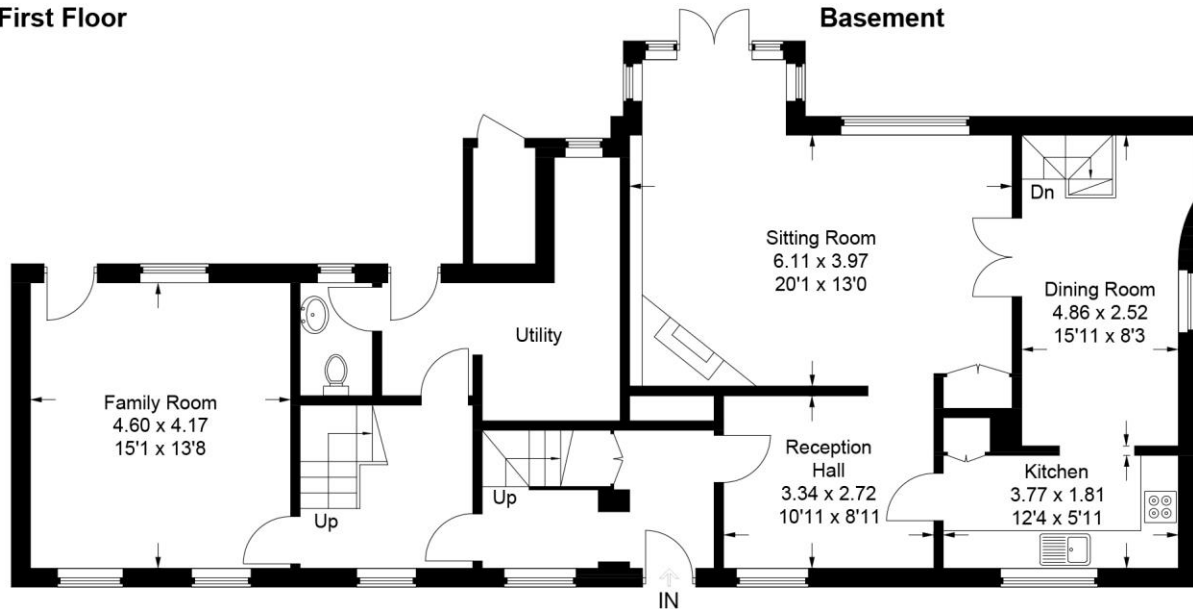


First Floor

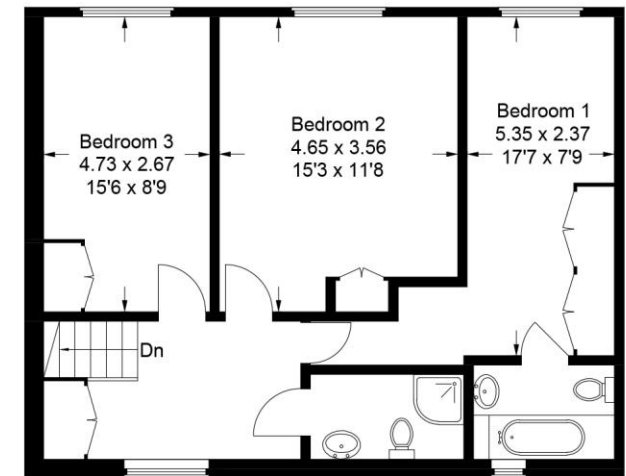


Basement

 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.