



4 MARLOW MILL, MARLOW
OIRO £1,695,000 SHARE OF FREEHOLD

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MILSOM

**4 MARLOW MILL
MARLOW
BUCKS SL7 1QD**

**OFFERS INVITED IN THE REGION OF
£1,695,000, SHARE OF FREEHOLD**

A well presented spacious five bedroom riverside town house with fabulous views of the Thames towards the town, church, quarry woods and downstream, with mooring, short level walk to town centre and station and towpath walk over fields to Bourne End. Must view to appreciate.

**PATIO GARDEN: STEPS DOWN TO 27'
MOORING: FIVE BEDROOMS:
BATHROOM: SHOWER ROOM:
CLOAKROOM: SITTING ROOM WITH
BALCONY:
DINING ROOM: REFITTED
KITCHEN/BREAKFAST ROOM: RIVER
ROOM: DOUBLE GLAZING: GAS CENTRAL
HEATING: FITTED CARPETS: DOUBLE
LENGTH GARAGE INCLUDING
UTILITY/KITCHEN AREA AND SHOWER:
TWO CAR DRIVE**

TO BE SOLD: this very spacious riverside town house was built in the 1960's with clad elevations reproducing the appearance of the original mill. Number 4 is one of a block within the development enjoying wonderful position with views to the front across the Mill Stream and to the rear across the Thames at Marlow Lock. Virtually every room therefore enjoys river views. Despite such surrounds, the High Street is within a short level walk offering an excellent range of shopping, sporting and social facilities and Sir William Borlase's Grammar School is within a level walk as well. Marlow has a railway station with train service to Paddington, via Maidenhead, which will soon connect to Crossrail and the M4 and M40 motorways are accessible, via the Marlow Bypass, at Maidenhead and High Wycombe respectively.

4 Marlow Mill enjoys well-presented accommodation which has been updated over the years including refitted kitchen and main bathroom, tasteful décor and a recently installed gas fired central heating boiler. Whilst offering all the accommodation of a large family home, it is easy to imagine living on the first and second floors in a more manageable way. The accommodation is arranged as follows:

ENTRANCE PORCH with bin storage cupboard and double glazed front door with entry phone and side lights to **ENTRANCE HALL** with inset lighting, radiator in bespoke pine cover, wall light point, stairs to first floor with cupboard under, door to Garage.

CLOAKROOM with low level w.c. with concealed cistern, wash basin, cloaks space, window and electric down heater.

RIVER ROOM a versatile room with picture window and sliding door enjoying a fine view and opening to the patio, with dimmer light switch, two inset ceiling lights, micro venetian blind, television aerial point, coved ceiling, wall light point, radiator in bespoke pine cover.

FIRST FLOOR

LANDING with inset lighting, radiator in bespoke pine cover and doors off to



SITTING ROOM with bespoke pine television cabinet, pine display alcove with cupboard under and

book shelves beside, dimmer light switch, micro venetian blind, lighting circuit, radiator in cover, 4 wall light points, double glazed picture window and sliding door opening to the **BALCONY**, with glazed balustrade, all affording a fine view across the River.

DINING ROOM with dimmer light switch, inset lighting, radiator in bespoke pine cover, glazed service hatch from



REFITTED KITCHEN/ BREAKFAST ROOM with Corian work surface incorporating double sink and draining board, waste disposal unit, Neff four plate ceramic hob with cooker hood over and Corian splash back, range of wall cupboards as well as base units with cupboards and drawers, integrated Neff dishwasher, under cupboard lighting as well as six inset ceiling lights, dimmer light switch, peninsular breakfast bar, Neff oven and microwave with cupboards over and under, appliance space, Amtico flooring, blind, tiled splash backs, entry phone, dimmer light switch for inset lighting, Mill stream view.

SECOND FLOOR

LANDING with fitted book/display shelves on the half landing, inset lighting, doors off to

BEDROOM ONE with range of three double built in wardrobes to one wall, inset lighting, dimmer light switch, radiator, outstanding view across the Thames, two single wardrobes either side of space for bed head

with bedside cupboards, all with storage above, telephone point, inset lighting.

BEDROOM TWO with two double fitted wardrobes with mirrored doors, radiator, Mill Stream view.



BEDROOM THREE/STUDY with telephone point, radiator, fitted with an excellent range of bespoke office furniture, Mill Stream view.

RECENTLY REFITTED SHOWER ROOM in wet room style with walk in shower cubicle with glazed screen and seat, tiled vanity surface with cupboards under and wash basin inset, glazed shelves, low level w.c. with concealed cistern, chrome towel rail radiator, tiled flooring, extractor fan, inset lighting, fully tiled walls, mirrored vanity cabinet.

THIRD FLOOR

LANDING with Velux roof light, access to loft with fold down ladder, inset lighting and doors to

BEDROOM FOUR with two double fitted wardrobes with cupboards over, telephone point, further range of fitted cupboards, radiator, sloping ceiling, magnificent view, fitted shelves, roof light as well as double glazed window with micro venetian blind.

BEDROOM FIVE with twin Velux roof lights with blinds, excellent range of fitted cupboards with louvered doors including double wardrobe, radiator, beamed vaulted ceiling, dimmer light switch.

BATHROOM TWO with panel enclosed bath with shower and spray screen, wash basin cantilevered in a tiled vanity surface with cupboards under, low level w.c. with concealed cistern, electric towel rail radiator, extractor fan, inset lighting.

OUTSIDE



TO THE FRONT there is a double pavior driveway that has space for two cars and access to the **INTEGRAL DOUBLE LENGTH GARAGE/UTILITY AREA** with electrically operated roller, companies meters. There is room for one car as the rear part of the garage has been changed into a second kitchen with excellent range of work surfaces, drawers and cupboards, four plate gas hob, inset lighting, one and a half bowl single drainer stainless steel sink unit with waste disposal under, wall lights and inset lighting, central heating boiler, range of wall cupboards with lighting under, double glazed door with security blind and sun blind overlooking the river ideal for al fresco dining.

TO THE REAR the sliding door from the River Room opens to an L shaped courtyard patio which is paved with brick retaining wall extending beside the house with sun blind for outside dining. Water point. There is a gated path leading from the garden with steps down to the riverside walk way providing access to the **MOORING**. This is a stern/bow to mooring and the present owners kept a 27' (8.23m) craft for many years.

In addition, there is shared use of the estate lagoon suitable for launching small craft, canoes, paddle boards etc.

Whilst there is a share of the Freehold, Marlow Mill enjoys well kept communal gardens, lagoon, and roadways and each property currently contributes £130 per month including weekly gardening when needed, bi annual washing of the white cladding, any tree surgery work, washing paviers all in accord with the original 999 year lease. This now includes wine and food for the annual garden party.

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EPC BAND: C

COUNCIL TAX CHARGE BAND: G

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.

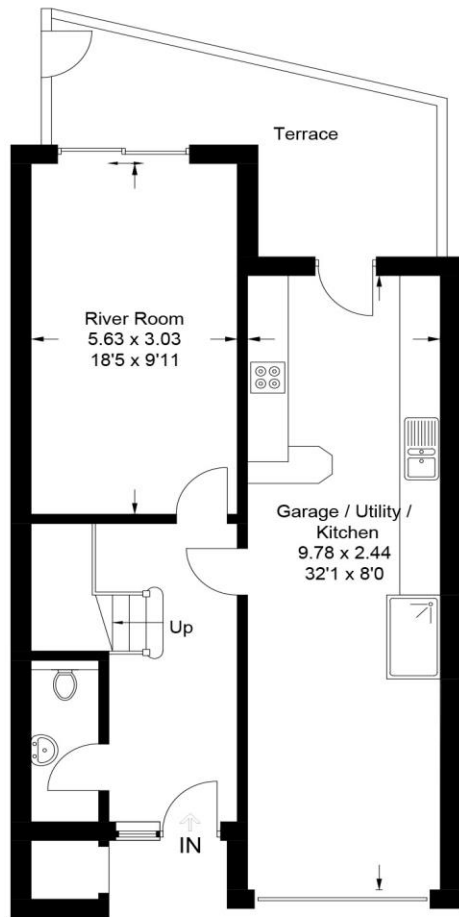
DIRECTIONS: entering Marlow over the River Bridge, turn right at the mini roundabouts into Station Road and then third right again, by The Prince of Wales, into Mill Road. Follow this road to The River, bearing left and past The Lock where the entrance to Marlow Mill will be seen on the right hand side.

MONEY LAUNDERING REGULATIONS:

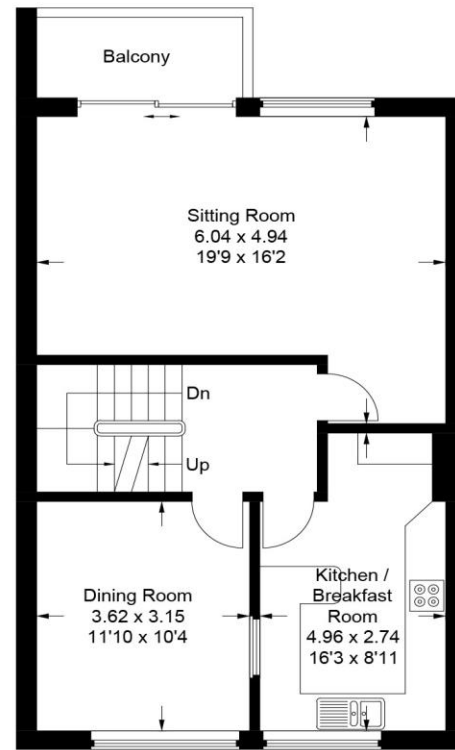
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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, fixtures and fittings.

Approximate Gross Internal Area
 Ground Floor = 61 sq m / 657 sq ft
 First Floor = 58 sq m / 624 sq ft
 Second Floor = 58 sq m / 624 sq ft
 Third Floor = 58 sq m / 624 sq ft
 Total = 235 sq m / 2,529 sq ft

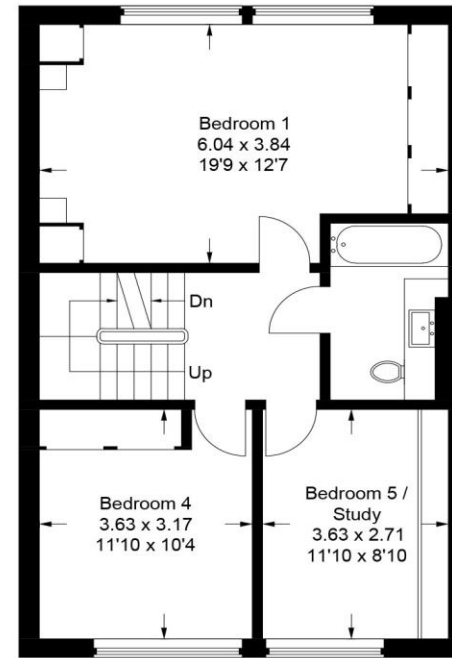


Ground Floor

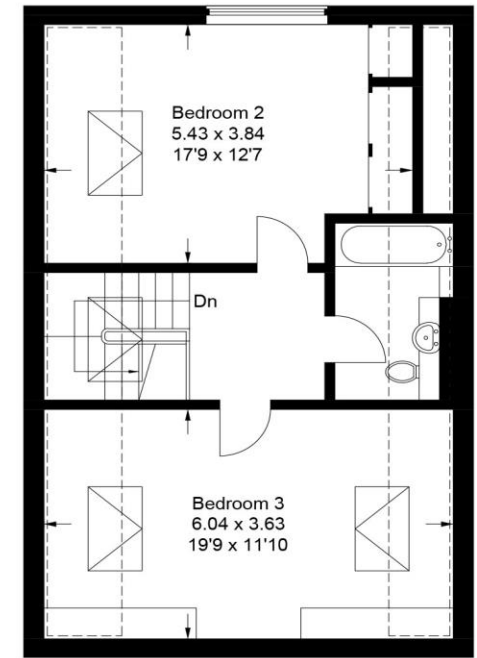


First Floor

 = Reduced headroom below 1.5m / 5'0



Second Floor



Third 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.

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