



RYECROFT, MUNDAY DEAN, MARLOW
OFFERS IN THE REGION OF £2,000,000 FREEHOLD

am ANDREW
MILSOM

**RYECROFT
MUNDAYDEAN LANE
MARLOW
BUCKS SL7 3BU**

OFFERS IN THE REGION OF £2,000,000

Set in an idyllic semi rural location two miles from Marlow High Street, a superbly presented and planned New England style detached family home with outstanding views, 1.45 acre grounds, a swimming pool, double garage & stables.

**SOUTH FACING 1.45 ACRE GROUNDS:
FOUR DOUBLE BEDROOMS: THREE
ENSUITE SHOWER ROOMS:
FAMILY BATHROOM: CLOAKROOM:
STUDY/BEDROOM: SITTING ROOM:
KITCHEN/DINING ROOM - FULL RANGE OF
APPLIANCES: UTILITY ROOM:
GAS FIRED RADIATOR HEATING:
UNDERFLOOR HEATING:
DOUBLE GLAZING: GATED DRIVEWAY.**

TO BE SOLD: This impressive detached lodge style home is offered in 'show home' condition having been the subject of tasteful extension and refurbishment that included refitting and creation of four bath/shower rooms and installation of a superb kitchen/dining room with a particularly sunny outlook over its garden and swimming pool. The complete redecoration has been complemented by the laying of engineered oak, porcelain tiled and carpeted flooring. There are numerous country walks and rides via a network of footpaths in the Hamlet. Marlow High Street is less than two miles and has an excellent range of shopping, sporting and social facilities. The town has schools for all aged children and a railway station with trains to London Paddington, via Maidenhead. The M4 and M40 are accessible, via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively.

RECEPTION HALL front door, two radiators, stairs to First Floor, part vaulted ceiling with Velux roof light, cupboard with gas fired boiler, pressurised hot water cylinder, underfloor heating manifolds and electrical consumer unit.



LIVING ROOM wood panelled fireplace breast, two radiators, double glazed picture window with garden outlook, ceiling speaker.

STUDY/BEDROOM FIVE radiator, plantation shutters.



KITCHEN/DINING ROOM three roof lights, range of full width sliding patio doors, range of white wall and base units with quartz working surfaces, deep stainless steel sink, grooved drainer, mixer tap,

distressed mirrored back plate, Neff dishwasher, induction hob, retractable extractor, microwave and two circotherm ovens, Electrolux coffee machine, larder with retractable drawers, radiator, breakfast bar with seating for four, fridge and freezer, underfloor heating, ceiling speakers, space for table and sofas,



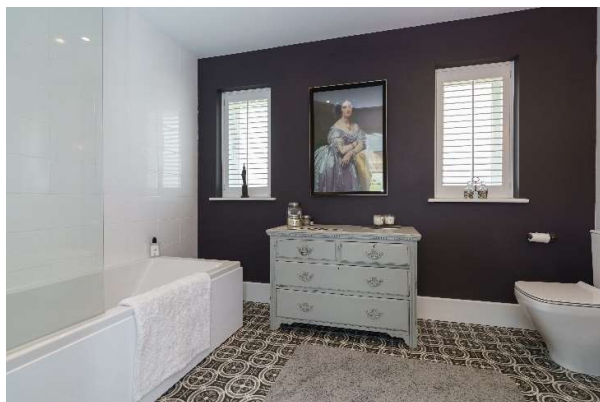
UTILITY ROOM wall and base units, granite working surface, butlers sink, mixer tap, grooved drainer, fridge & freezer, stacked washing machine & tumble dryer, door to loggia, underfloor heating.

CLOAKROOM white suite of low level w.c., wash basin, vanity drawers, underfloor heating, heated towel rail, half panelled walls and extractor fan.



BEDROOM ONE radiator, plantation shutters, two double wardrobes and door to

ENSUITE SHOWER ROOM white suite of low level w.c., wash basin on slate vanity stand, cupboard below, marble flooring and walls, heated towel rail, walk in shower with overhead rose, hand held attachment, thermostatic controls, glazed side panel, extractor fan.



FAMILY BATHROOM white suite of panel bath, shower attachment, overhead rose, glazed shower screen, tiled walls, wash basin on vanity cupboard with mixer tap, low level w.c., plantation shutters, heated towel rail, extractor fan.

BEDROOM FOUR radiator, plantation shutters with view over the front.

BEDROOM TWO panelled and vaulted ceiling, underfloor heating, full width double glazed patio doors, wide opening to **DRESSING ROOM** range of wardrobes, underfloor heating, plantation shutters

ENSUITE SHOWER ROOM white suite of full width shower cubicle with overhead rose, hand held attachment, thermostatic control, sliding glazed door, tiled walls, heated towel rail, wash basin on stone based vanity cupboard, low level w.c., plantation shutters, extractor fan.

FIRST FLOOR LANDING deep eaves storage cupboard and opening to



BEDROOM THREE plantation shutters, Velux roof light, radiator, eaves storage, loft access and door to:

ENSUITE SHOWER ROOM tiled and glazed shower cubicle, thermostatic control, wash basin with vanity cupboard, tiled walls, low level w.c. with concealed cistern, eaves storage, Velux roof light, heated towel rail, recessed shelving.



THE FRONT GARDEN includes remote controlled wooden gates onto a gravelled driveway with granite edged lawn, mature boundaries, herbaceous beds and borders, driveway parking for several cars, lighting and access to: **THE REAR GARDEN** with large loggia opening to a flagstone patio area with retaining walls and steps up to a large expanse of lawn.



There is a heated and filtered **SWIMMING POOL** with a tiled and decked surround, electric safety cover and lighting. Laurel hedgerow screens this area whilst beyond is an orchard area opening to a substantial meadow with mature boundary.

DETACHED STABLE with two loose boxes with light and power and used for storage, the side of which is a pergola whilst behind is the pool filter system and air source heat pump. **DETACHED GARAGE** with up and over door, light, power and useful loft storage.

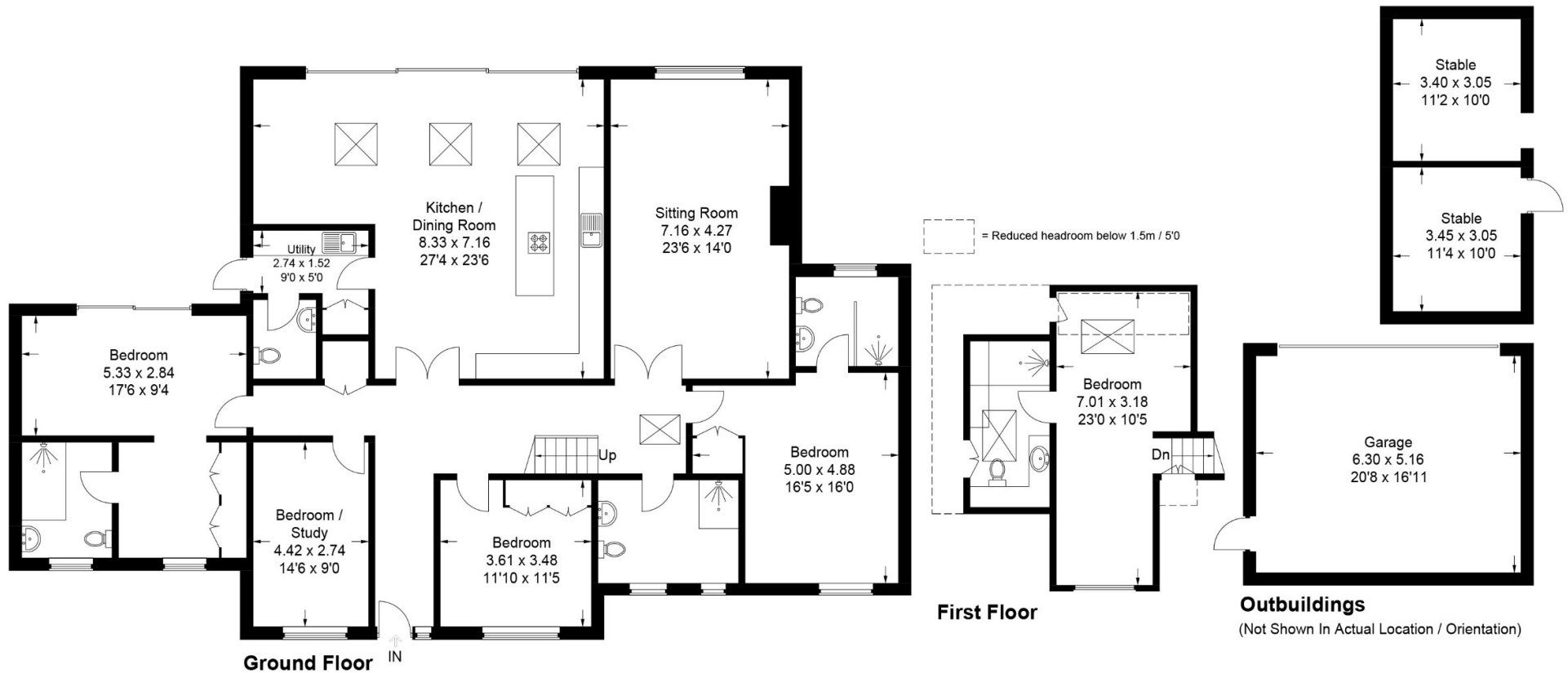
VIEWING: To avoid disappointment, please arrange to view with our **Marlow office on 01628 890707.**

DIRECTIONS: Please use post code **SL7 3BU** which will take you via Berwick Road through open countryside and into the Hamlet of Munday Dean where Ryecroft will be found on the left.

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.

OUR REF: M15610422. EPC: C. COUNCIL TAX: G

Approximate Gross Internal Area
 Ground Floor = 213.5 sq m / 2,298 sq ft
 First Floor = 28.7 sq m / 309 sq ft
 Outbuildings = 55.2 sq m / 594 sq ft
 Total = 297.4 sq m / 3,201 sq ft



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.