



**QUARRY WOOD HOUSE, MARLOW**  
**PRICE: £2,800,000 FREEHOLD**

**am** ANDREW  
MILSON

**QUARRY WOOD HOUSE  
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MARLOW  
BUCKS SL7**

**PRICE: £2,800,000 FREEHOLD**

Set on the River Thames with 170ft frontage, superb river views and one acre grounds, a 1960's built detached home with 3,400 sq ft of accommodation, a boathouse and triple garage.

**IMPRESSIVE ONE ACRE GROUNDS:  
THREE BEDROOMS: ENSUITE SHOWER  
ROOM: ENSUITE CLOAKROOM:  
FAMILY BATHROOM: THREE  
RECEPTION ROOMS: SNUG WITH  
FIREPLACE: CONSERVATORY:  
KITCHEN/BREAKFAST ROOM:  
UTILITY ROOM: DOUBLE GLAZING:  
GAS FIRED HEATING: TRIPLE GARAGE:  
BOATHOUSE: 170FT MOORING.**

**TO BE SOLD.** Set on the Berkshire banks of the Thames three quarters of a mile from Marlow's famous suspension bridge and adjacent High Street, an interesting and deceptively spacious three bedroom detached home with 170ft river frontage and the most outstanding views of the Thames. This tucked away dwelling will prove popular as a second home or to those recognising this rare opportunity to develop their own riverside home. Marlow has excellent sports and social facilities, a busy High Street and a railway station with trains, via Maidenhead, to London Paddington which links to the Elizabeth Line. The M4 and M40 are accessible, via the Marlow Bypass, at Maidenhead and High Wycombe respectively. The accommodation comprises:



**PILLARED ENTRANCE** front door to

**ENTRANCE VESTIBULE** wood floor, radiator, shelved cupboard and door to

**HALL** cloaks cupboard, encased radiator, stairs to First Floor and glazed door to

**RECEPTION ROOM:** storage recess, shelves, cupboard.

**STORE ROOMS** including one fitted with range of wall and base units. There is a boiler room with gas fired Lennox boiler and hot water cylinder.

**FIRST FLOOR**

**HALL** shelved cupboards door to Guest Suite and glazed double doors to Sitting Room and door to:

**UTILITY ROOM** working surfaces, tiled floor, plumbing for washing machine, steam vent for tumble dryer, gas boiler for wet central heating system and the underfloor heating in the conservatory, glazed double doors to rear.

**GUEST SUITE – BEDROOM TWO** wardrobes, matching drawers, radiator and door to

**ENSUITE CLOAKROOM** white suite of low level w.c. concealed cistern, wash basin, vanity cupboard, tiled floor, heated towel rail with inset radiator.

**SITTING ROOM** glazed door onto **BALCONY** with river views, door to Inner Landing, glazed door to Kitchen and wide opening to

**SNUG** stone fireplace, fitted shelves.

**KITCHEN/BREAKFAST ROOM**

**Kitchen** range of wall and base units, corian and tiled working surfaces, plumbing for dishwasher, Miele appliances including induction hob, cooker hood and double oven with warming drawer, space for fridge freezer, tiled floor, window with superb river view.

**Breakfast Room** tiled floor, window with superb river views, wall and base units, glazed door to Conservatory, radiator, space for fridge and freezer and glazed double doors to

**DINING ROOM** glazed double doors to Conservatory, encased radiator, access to loft.

**CONSERVATORY** tiled floor with under floor heating making this room ideal for all year use. Glazed and vaulted ceiling, opening roof lights, doors to garden, pleasant outlook and superb river views.

**INNER HALL**

**SHOWER ROOM** white suite of full width shower cubicle, hand held shower attachment and overhead rose, low level w.c., wash basin, vanity drawers, heated towel rail, vinyl floor and tiled walls.

**BEDROOM THREE** wardrobes, window with superb river view.

**MASTER SUITE – BEDROOM ONE** double aspect with part vaulted ceiling, fitted wardrobes, drawers, radiator, superb river views, glazed door to

**ENSUITE BATHROOM** with white suite of egg shaped bath, mixer tap, hand held shower attachment, low level w.c., wash basin with vanity cupboards, tiled floor and walls, heated towel rail, mirror.



**TO THE FRONT** is a three car driveway with steps up to the first floor balcony. **WET BOATHOUSE** which forms part of the 170' (51.81m) river frontage. It has a secure up and over door, a landing stage, light and power whilst the concrete mooring is paved and enjoys upstream views to Marlow and downstream ones to Bourne End.



**THE GARDENS** lie mainly to the side and rear of the property and include sloping lawns with herbaceous borders. A second driveway provides

more parking and access to a **TRIPLE GARAGE**. Accessed from the Conservatory and Sitting Room is a covered **BALCONY** with wrought iron balustrade and superb views over the boathouse to the Thames.



There is a wide flagstone patio with covered loggia ideal for alfresco dining and a sequence of patio areas and pathways winding through the superbly landscaped and tiered gardens featuring specimen plants, trees and including a number of a variety of stores and sheds. An area of woodland stretching to the south of the property completes the grounds which extend to **ONE ACRE**.



**OUTBUILDINGS:** glazed summerhouse and storage shed, long covered passage used for dry storage of tools and leading to a machinery store.



**M47930824**            **EPC BAND: TBC**  
**COUNCIL TAX BAND: H**

**VIEWING:** Please contact our Marlow office [homes@andrewmilsom.co.uk](mailto:homes@andrewmilsom.co.uk) or **01628 890707**.

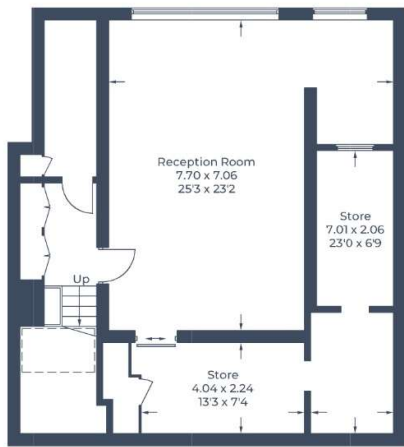
**DIRECTIONS:** Use postcode **SL7 1RF**. Quarry Wood House is the second property on the right.

**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.

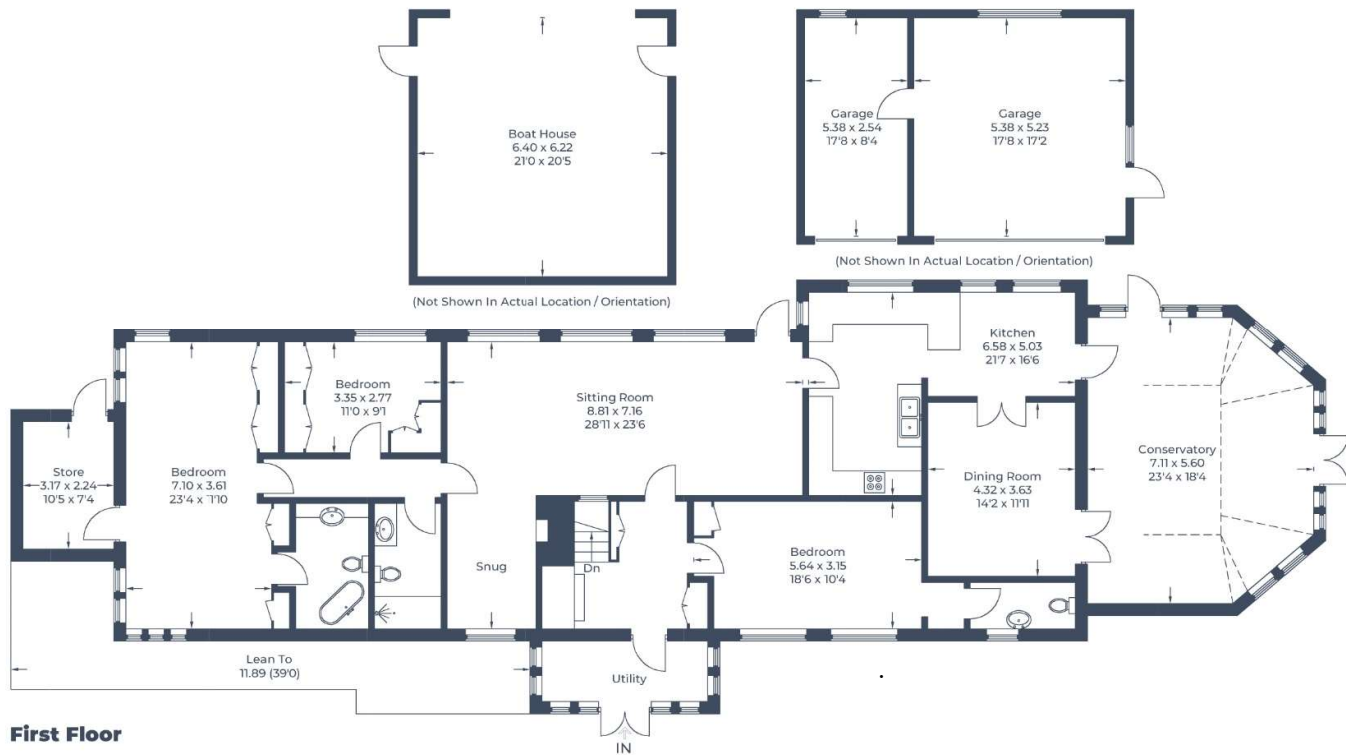
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.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

**DRAFT DETAILS**  
**AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area  
 Lower Ground Floor = 92.8 sq m / 999 sq ft  
 Ground Floor = 229.7 sq m / 2,472 sq ft  
 Garage / Boat House = 82.6 sq m / 889 sq ft  
 Total = 405.1 sq m / 4,360 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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