



THISTLEDOWN, BOVINGDON GREEN, MARLOW
PRICE: £1,275,000 FREEHOLD

am ANDREW
MILSON

**THISTLEDOWN
BOVINGDON GREEN
MARLOW
BUCKS SL7 2JH**

PRICE: £1,275,000 FREEHOLD

Occupying a superb setting just over a mile from Marlow Town Centre, overlooking Bovingdon Green to the front and farmland to the rear, an elegant four bedroom detached family home.

**145FT SOUTH WEST FACING PLOT:
FOUR GOOD SIZE BEDROOMS:
REFITTED SHOWER ROOM:
CLOAKROOM: TWO RECEPTION
ROOMS: KITCHEN/DINING ROOM:
GAS CENTRAL HEATING:
DOUBLE GLAZING: GARAGE:
DRIVEWAY PARKING.**

TO BE SOLD: Situated in a picturesque setting on the west side of Bovingdon Green with outstanding views over farmland, a well-planned 1960's built detached family home, extended on two storeys to the rear and now offering scope for updating and further extension, if required. This elegant home occupies a prime location within a short walk of protected countryside, beech woodland and the popular Royal Oak pub/restaurant. It also falls within the sought after Spinfield Primary and Sir William Borlase Grammar school catchments. Marlow has excellent sports and social facilities, a busy High Street and a railway station with trains, via Maidenhead, to London Paddington. The M4 and M40 are accessible, via the Marlow Bypass, at Maidenhead and High Wycombe respectively. The accommodation comprises:

COVERED ENTRANCE light, front door to
ENTRANCE HALL stairs to First Floor, radiator.

CLOAKROOM low level w.c., wash basin in vanity cupboard, Potterton gas fired boiler, water softener.



LIVING ROOM open stone fireplace, polished parquet floor, two radiators, double glazed windows with views over the front towards the Green, glazed double doors to



SITTING ROOM double glazed double doors overlooking the rear garden, radiator.

KITCHEN/DINING ROOM

Kitchen Area range of wall and base units, single drainer sink unit with mixer tap, space and plumbing for washing machine and slim line dishwasher, space for fridge/freezer, oven with cooker hood, double glazed windows overlooking the rear garden and glazed door to side.



Dining Area under stairs cupboard, radiator, space for table.

FIRST FLOOR LANDING fitted cupboards, double glazed window with superb westerly view, access to insulated and part board loft with light, airing cupboard with hot water cylinder and shelving.



BEDROOM ONE radiator, double glazed windows with view over the Green, range of fitted wardrobes with bedside tables, recess for double bed.



SHOWER ROOM refitted with white suite of wide shower cubicle with Mira shower unit, low level w.c., pedestal basin, radiator, tiled walls, shaver socket, medicine cupboard.



BEDROOM TWO double glazed windows overlooking the front, fitted wardrobe, radiator

BEDROOM THREE double glazed window overlooking the rear gardens to farmland beyond, range of fitted wardrobes, eaves storage, radiator.

BEDROOM FOUR radiator, fitted wardrobe.

OUTSIDE

THE FRONT GARDEN fronts Spinfield Lane and Bovington Green and has a block pavior driveway, pathway leading to the front door with lawn area to side and well stocked herbaceous borders.

DETACHED GARAGE roller door, light, power and personal door.



THE REAR GARDEN is a feature of the property being south west facing with side access from the front. There is a small patio area onto a large lawn with further crazy paved patio and an expanse of lawn interspersed with a variety of shrubs and well stocked flower beds. To the rear is a vegetable plot and fruit trees. The rear garden measures 65' x 45' (19.81 x 13.72m) and is south west facing.

M47980924 EPC BAND: D
COUNCIL TAX BAND: G

VIEWING: Please contact our Marlow office
homes@andrewmilsom.co.uk or **01628 890707**.

DIRECTIONS: using the postcode **SL7 2JH**
Thistledown is at the top of Spinfield Lane where it joins The Green.



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 = 65.0 sq m / 700 sq ft
First Floor = 59.5 sq m / 640 sq ft
Garage = 22.9 sq m / 246 sq ft
Total = 147.4 sq m / 1,586 sq ft



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