



**HILLSIDE COTTAGE, FRIETH**  
**PRICE: £999,950 FREEHOLD**

**am** ANDREW  
MILSOM

**HILLSIDE COTTAGE  
FRIETH  
MARLOW  
BUCKS, RG9 6PJ**

**PRICE: £999,950 FREEHOLD**

Situated in the heart of this popular Chiltern village just four miles north of Marlow, an attractive three/four bedroom extended period home.

**AMPLE GARDENS:  
THREE DOUBLE BEDROOMS:  
ENSUITE SHOWER ROOM & DRESSING ROOM:  
BATHROOM: CLOAKROOM:  
LIVING ROOM WITH INGLENOOK:  
SITTING ROOM/BEDROOM FOUR:  
KITCHEN/BREAKFAST ROOM:  
UTILITY ROOM: OIL CENTRAL HEATING:  
DOUBLE GLAZING: NO ONWARD CHAIN  
PARKING FOR TWO CARS.**

**TO BE SOLD:** this well presented detached period home offers good sized accommodation and large rooms with character features throughout. The cottage has been improved over the years with the installation of a replacement kitchen, ensuite shower room, bathroom and cloakroom. An internal inspection will reveal a home of much character and charm with interesting features such as vaulted and beamed ceilings, exposed brick and beamed walls and an inglenook fireplace with wood burning stove to the living room. Located in this picturesque village, Frieth has an excellent primary school and is located just four miles north of Marlow. Marlow has excellent sports and social facilities, a busy High Street with variety of shops and restaurants 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:

**ENTRANCE HALL** wooden front door, tiled floor, cloaks cupboard and door to



**LIVING ROOM** double aspect with brick inglenook fireplace with tiled hearth, wood burning stove, beamed ceiling, five wall light points and door to



**KITCHEN/BREAKFAST ROOM** refitted with range of granite working surfaces, twin butlers sinks with mixer tap and hand held spray, water softener, hand painted base units, Falcon range cooker with cooker hood, built in fridge freezer, Baumatic dishwasher, retractable larder, Velux roof lights, recess spotlights, access to loft, fitted drawers, bi-fold double glazed doors to garden, space for dining table.

**INNER HALL** wooden floor, stairs to First Floor vaulted ceiling, under stairs cupboard, glazed recess between Hall and Living Room.



**SITTING ROOM/BEDROOM FOUR** double aspect, radiator, spot lighting, cupboards, display shelving to one wall with recess for television.

**UTILITY ROOM** range of wood fronted wall and base units with working surfaces, inset stainless steel sink with mixer tap, plumbing for washing machine, space for tumble dryer, radiator, tiled floor, built in fridge and freezer, spotlighting, programmer for central heating.

**CLOAKROOM** white suite of w.c. with concealed cistern, wash basin with vanity cupboard, tiled floor, heated towel rail, extractor fan, spotlight.

### **FIRST FLOOR**

**LANDING** linen cupboard with radiator, Velux roof light.

**BEDROOM ONE** a stunning room with beamed and vaulted ceiling, exposed brick and beamed wall, fitted wardrobes, radiator, wall lights and door to



**ENSUITE SHOWER ROOM** white suite of large shower cubicle, overhead rose and separate shower unit, low level w.c., wash basin with vanity cupboard, tiled floor, vaulted and beamed ceiling with loft space, heated towel rail, ceramic tiled floor, door to



**ENSUITE DRESSING ROOM** hanging rails, ceramic tiled floor, extractor fan, recess spotlights.

**BEDROOM TWO** radiator, double wardrobe with cupboards above.

**BEDROOM THREE** radiator, vaulted ceiling with Velux roof light, wall light points.



**BATHROOM** refitted with white suite of P shaped bath with folding shower screen, thermostatically controlled shower unit, low level w.c., pedestal basin, tiled splash back, heated towel rail, Amtico floor, vaulted ceiling with spotlights.

#### **OUTSIDE**

**TO THE FRONT** the property is approached through a pillared entrance with wrought iron gates onto a pavior driveway for two cars with gated access to an enclosed compound with oil fired boiler and tank – ideal area for storage of bins too. There is access from the front to the



**SIDE GARDEN** which features a paved area with good sized lawn area bordered by privet hedgerow

with a raised deck, outside light, electricity, water tap and timber garden shed.



**M26760924**      **EPC BAND: E**  
**COUNCIL TAX BAND: F**

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

**DIRECTIONS:** using **RG9 6PJ** and in driving from Marlow/Lane End into the village, Hillside Cottage will be found on the right just after Ellery Rise.

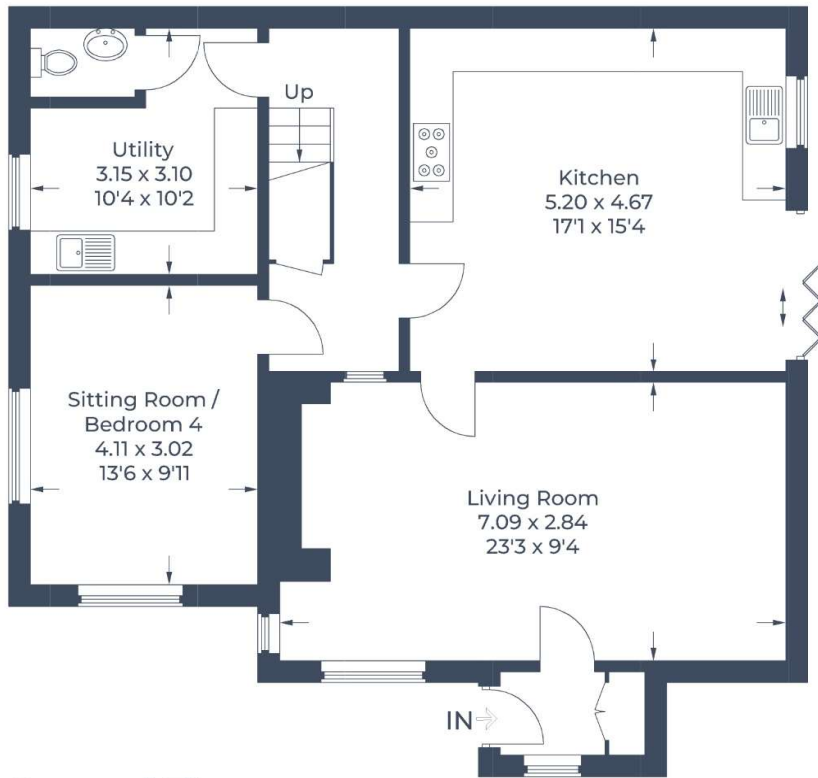
#### **MONEY LAUNDERING REGULATIONS:**

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.

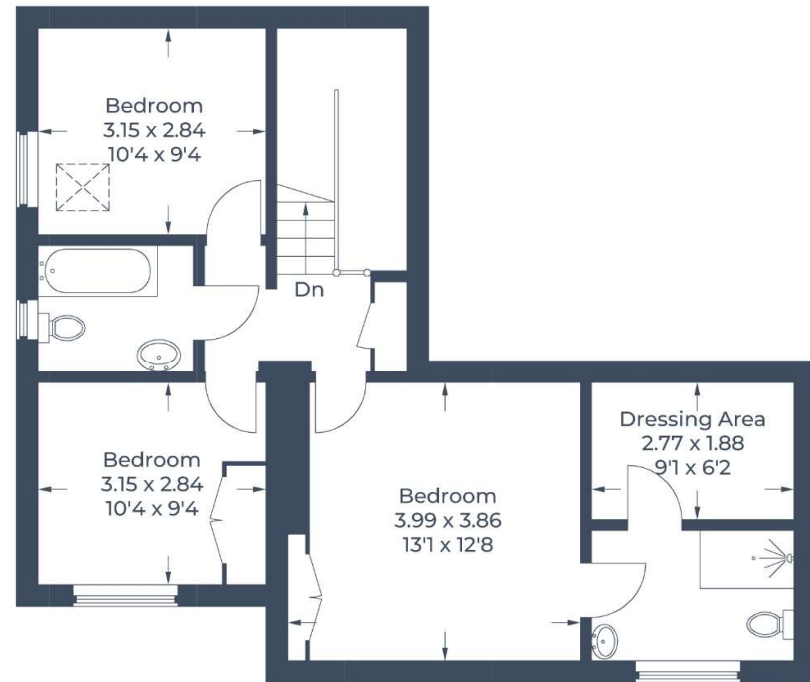
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.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

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

Approximate Gross Internal Area  
Ground Floor = 90.8 sq m / 977 sq ft  
First Floor = 61.6 sq m / 663 sq ft  
Total = 152.4 sq m / 1,640 sq ft



**Ground Floor**



**First Floor**

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