



PHEASANTS RISE, FRIETH ROAD, MARLOW
PRICE: £1,800,000 FREEHOLD

am ANDREW
MILSON

**PHEASANTS RISE
FRIETH ROAD
MARLOW
BUCKS SL7 2JQ**

PRICE: £1,800,000 FREEHOLD

Set on a sunny south facing near half acre plot, this mature four bedroom detached family home has been extended and then refurbished eight years ago, to provide comfortable living accommodation in one of Marlow's premier residential areas.

**200FT SOUTH FACING GARDEN:
FOUR DOUBLE BEDROOMS:
TWO SHOWER ROOMS (ONE ENSUITE):
TWO BATHROOMS:
FIVE RECEPTION ROOMS:
KITCHEN/BREAKFAST ROOM:
UTILITY ROOM: GAS CENTRAL HEATING:
DOUBLE GLAZING: DOUBLE GARAGE:
DRIVEWAY PARKING.**

TO BE SOLD: this beautiful detached family home offers light and particularly spacious accommodation and having been extended now provides exceptional living space in a stunning south west facing plot of 0.46 acres. This fine home is situated within two miles of Marlow High Street in the popular Bovingdon Green/Frieth Road area and is set within Spinfield Primary and Sir William Borlase Grammar School catchments. We thoroughly recommend an internal inspection to appreciate the excellent room sizes and superb location. There are also pleasant nearby walks over Bovingdon Green to protected beech woodland and Chiltern countryside. 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:

PILLARED ENTRANCE PORCH quarry tiled floor and front door to

ENTRANCE HALL stairs to First Floor, cupboard, radiator.

STUDY double aspect, quarry tiled window sills, radiator, door to outside.

SHOWER ROOM white suite of glazed and tiled shower cubicle, hand held attachment, overhead rose, low level w.c., pedestal basin, tiled floor and walls, extractor fan, mirror, shaver socket, heated towel rail.



DINING ROOM wooden floor, four radiators, double glazed double doors to patio, glazed double doors to Garden Room and door to



FITTED KITCHEN range of white gloss wall and base units, contrasting working surfaces, one and a half stainless steel sinks, single drainer, mixer tap, Zanussi double oven, Worcester gas fired boiler, fridge freezer, five ring gas hob, cooker hood, dishwasher, part glazed door to outside, breakfast bar, roof light, serving hatch. Door to

SIDE PASSAGE doors to front, rear, study, garage and to:

UTILITY ROOM base units, working surface, single sink, plumbing for washing machine, space for tumble dryer, electrical consumer unit.



GARDEN ROOM double aspect room with two pairs of double glazed double doors to rear garden, two radiators, wooden floor and wide opening to

SITTING ROOM double aspect, three radiators, wooden floor, door to Hall and wide opening to

SNUG radiator, wooden floor, door to Hall.

FIRST FLOOR LANDING access to loft, airing cupboard, lagged hot water cylinder and immersion.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**



BEDROOM ONE double aspect, two radiators, deep storage cupboard and door to

ENSUITE SHOWER ROOM wide glazed and tiled shower cubicle, thermostatically controlled shower, pedestal basin, low level w.c., heated towel rail, tiled walls, extractor fan, vinyl floor.

BEDROOM TWO radiator, double glazed window overlooking the front.

BEDROOM FOUR fitted wardrobes to one wall, radiator, window overlooking the rear.

BATHROOM ONE white suite of panel bath, shower attachment and screen, pedestal basin, low level w.c., tiled wall surrounds, extractor fan, heated towel rail, vinyl floor.

INNER LANDING part glazed door to flat roof (suitable for conversion to a roof terrace, subject to building regulations).

BATHROOM TWO white suite of panel bath, thermostatically controlled shower with screen, pedestal basin, low level w.c., heated towel rail, tiled walls surrounds, vinyl floor, extractor fan.

BEDROOM THREE double aspect, radiator, range of fitted wardrobes with one containing Gledhill water cylinder providing ancillary hot water, window overlooking the rear.

OUTSIDE

THE FRONT GARDEN includes an in and out driveway with lawn areas, mature trees, shrubs and borders and a five bar gate and driveway leading to: **DOUBLE GARAGE** sliding doors, light, power and electric meter. There is an additional driveway to side with meter cupboard and gated access to:



THE REAR GARDEN which is a feature of the property being south facing including a wide patio onto a spacious lawn area with well stocked boundaries, variety of conifer trees, timber garden shed and greenhouse, copse area pathway leading to a further expanse of lawn with two timber sheds and a detached garden store, The gardens tapers to the rear, where it enjoys a pleasant view over adjoining paddock lands.

DIRECTIONS: using **SL7 2JQ**, Pheasants Rise can be found on the south side of Frieth Road indicated by the Andrew Milsom 'For Sale' board.



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

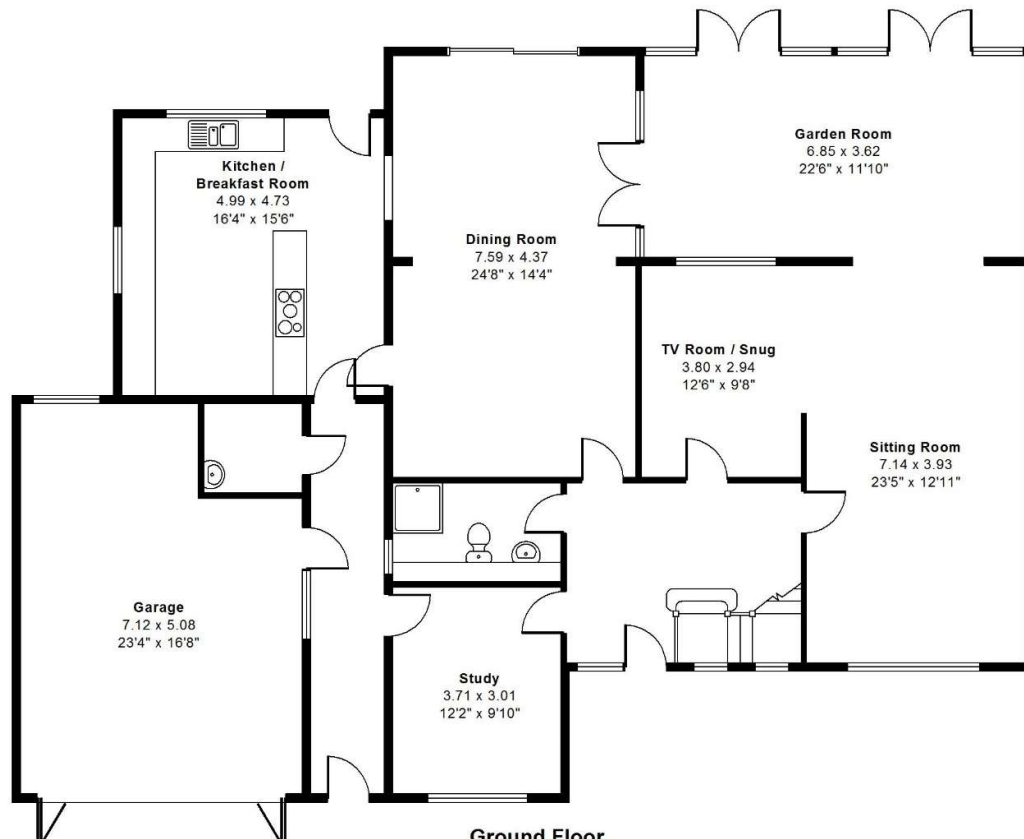


M43100924 **EPC BAND: C**
COUNCIL TAX BAND: G

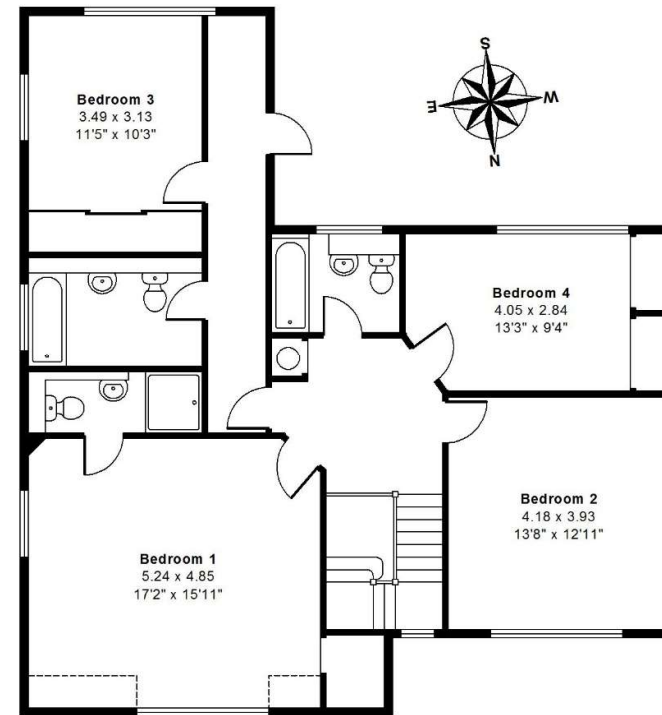
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.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

NOT TO SCALE

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Ground Floor
Approx 203.63 sq m - 2192 sq ft
(Gross Internal)



First Floor
Approx 107.65 sq m - 1159 sq ft
(Gross Internal)

