



**ROSEWOOD COTTAGE, MARLOW**  
**PRICE: £1,175,000 FREEHOLD**





**ROSEWOOD COTTAGE  
HENLEY ROAD  
MARLOW  
BUCKS SL7 2DF**

**PRICE: £1,175,000 FREEHOLD**

Situated in a secluded location less than a mile from Marlow High Street, a ten year old individual detached home providing elegant accommodation in one of Marlow's most sought after locations.

**SOUTH WEST FACING GARDENS:  
THREE DOUBLE BEDROOMS:  
ENSUITE SHOWER & DRESSING ROOMS:  
BATH/SHOWER ROOM: CLOAKROOM:  
LIVING ROOM: KITCHEN/DINING ROOM:  
UTILITY ROOM: RADIATOR AND UNDER  
FLOOR GAS HEATING: OAK FLOORS:  
ASH STAIRCASE: TILT & TURN TRIPLE  
GLAZED WINDOWS: SPACE FOR GARAGE:  
AMPLE DRIVEWAY PARKING.**

**TO BE SOLD:** Set in partly walled garden on the favoured western side of town in an exclusive setting and a mile level walk of Marlow High Street, this unique and well designed detached home is highly recommended for an internal viewing. The property occupies a pleasant location on the edge of Happy Valley with its bridle and foot paths leading to Marlow Common and is located in Spinfield Primary and Sir William Borlase's Grammar School catchments. Set in sunny and secluded gardens an internal inspection will reveal a well designed house offered for sale in excellent order with particularly good size rooms. 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:

**COVERED ENTRANCE** with front door to

**RECEPTION HALL** oak flooring, stairs to First Floor, cloaks cupboard.

**CLOAKROOM** white suite of low level w.c., wash basin, tiled splash backs & floor, plumbing for shower facilitating conversion to a wet room, heated towel rail, extractor fan, shaver socket.



**LIVING ROOM** via part glazed double doors from the Hall. A double aspect room with triple glazed patio doors onto garden, high ceilings, wood burning stove set on stone hearth with oak mantel.



**DRAFT DETAILS  
AWAITING CLIENTS APPROVAL**

**KITCHEN/DINING ROOM:** a double aspect room with a comprehensively fitted kitchen with modern wall and base units, beech working surfaces, butlers sink, grooved drainer, catering style mixer tap, tiled floor, built in microwave, separate oven, four ring gas hob, cooker hood over, fitted dishwasher, space for fridge freezer, windows with view over garden. The dining room is open plan to the kitchen and similarly has underfloor heating. A window overlooks the walled front garden.



**UTILITY ROOM** beech working surface, inset single drainer stainless steel sink unit with mixer tap, space and plumbing for washing machine, tiled wall surrounds, radiator, hot water cylinder with pressurised system, Vaillant gas fired boiler, part glazed door to rear, electric consumer unit





**FIRST FLOOR LANDING** oak floor, access to insulated and boarded loft, linen cupboard with slatted shelves, Velux roof light.



**BEDROOM ONE** window overlooking the front garden, doors to the ensuite shower and the ensuite **DRESSING ROOM** with space for wardrobes.



**ENSUITE SHOWER ROOM** white suite of wash basin, w.c., tiled and glazed shower cubicle with shower unit, extractor fan, spotlighting, tiled floor, shaver socket.

**BATHROOM** white suite of panel bath, shower attachment, w.c., wash basin, glazed & tiled shower cubicle with shower unit, extractor fan, Velux roof light, heated towel rail, tiled floor.



**BEDROOM TWO** window overlooking the rear garden, radiator.



**BEDROOM THREE** radiator, window overlooking the front garden.

## OUTSIDE

**THE FRONT** has a wide gravelled driveway for the hardstanding of several vehicles with a lawn area to side, high brick walling and gated side access to rear.

**THE REAR GARDEN** has a sunny south west aspect, a stone patio leading onto a lawn area with climbing shrubs and trees, well stocked borders and panel fencing. There is also a good sized side garden

providing space for garaging, if required and subject to planning.



**M47370225** **EPC BAND: C**  
**COUNCIL TAX BAND: TBC**

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


**DIRECTIONS:** using the postcode **SL7 2DF** turn right into Beechwood Nurseries (opposite Pound Lane) and Rosewood Cottage will be found on the left.

**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.

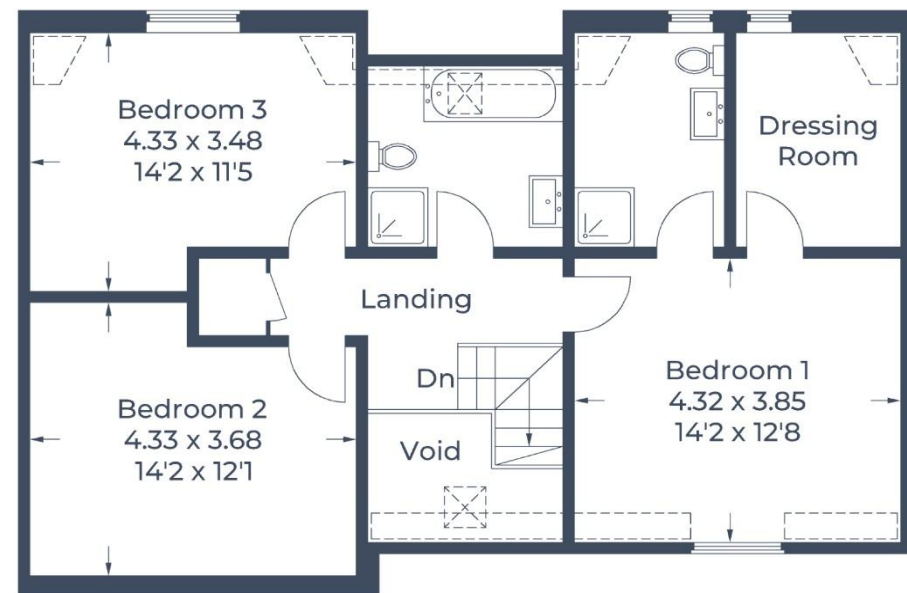
Approximate Gross Internal Area  
 Ground Floor = 84.4 sq m / 908 sq ft  
 First Floor = 76.4 sq m / 822 sq ft  
 Total = 160.8 sq m / 1,730 sq ft  
 (Excluding Void)



 = Reduced headroom below 1.5m / 5'0



**Ground Floor**



**First Floor**