



GLENLION, RIVERSIDE MARLOW
PRICE GUIDE £1,745,000 FREEHOLD

am ANDREW
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**GLENLION
GOSSMORE CLOSE
MARLOW
BUCKS SL7 1QG**

PRICE GUIDE £1,745,000 FREEHOLD

This very spacious detached house has been cleverly extended to create family accommodation with views across The Thames to Green Belt land beyond yet within walking distance of the town centre.

**MOSTLY WALLED GARDEN:
PRINCIPAL SUITE OF BED, DRESSING &
SHOWER ROOM WITH BALCONY:
GUEST SUITE OF BEDROOM & SHOWER
ROOM: TWO FURTHER FIRST FLOOR
BEDROOMS: TWO FURTHER BALCONIES:
FAMILY BATHROOM: CLOAKS/SHOWER
ROOM: TWO ADDITIONAL GROUND FLOOR
BEDROOMS: SITTING ROOM: DINING
ROOM: REFITTED KITCHEN/BREAKFAST
ROOM: UTILITY ROOM: CAR PORT:
DOUBLE GARAGE: GAS CENTRAL
HEATING: DOUBLE GLAZING:
HEATED SWIMMING POOL:
MOORING:**

TO BE SOLD: this deceptive detached family house that provides versatile family sized accommodation of which an internal inspection is strongly recommended. Situated at the end of a cul de sac, the house is adjacent to the tow path of the River Thames where there is a mooring facility available to rent from the local authority and is protected by the new Marlow Flood Protection Scheme. As such, there is almost immediate access to a number of Thameside walks and the town centre is within level walking distance offering an excellent range of shopping, sporting and social facilities as well as schools for children of all ages. The house is within the popular Holy Trinity/Sandygate School catchments and equidistant from Sir William Borlase's Grammar School and Great Marlow Secondary Modern School.

The railway station is also within easy level walking distance with train service to Paddington, via Maidenhead and the Elizabeth Line. The M4 and M40 motorways area accessible, via the Marlow Bypass, at Maidenhead and High Wycombe respectively. The versatile accommodation is arranged on two floors as follows:

ENTRANCE PORCH with part glazed solid front door to

ENTRANCE HALL with stairs to First Floor, tiled flooring, two radiators, picture window and sliding door opening to the swimming pool patio, built in cloaks cupboard.

SHOWER ROOM fully tiled walls and flooring, towel rail radiator, double doors to swimming pool patio, low level w.c., vanity surface with wash basin inset with drawers and cupboards under, inset lighting, fully tiled shower cubicle.



TRIPLE ASPECT SITTING ROOM with tiled flooring, attractive fireplace with log burner, two radiators, double doors to patio and garden.



DINING ROOM with tiled flooring, radiator, double doors to riverside patio.



KITCHEN/BREAKFAST ROOM refitted with a range of Shaker style floor and wall units, Quartz work surfaces, Butlers sink, 5 burner gas hob with extractor fan over, tall cupboard housing oven and grill, dishwasher, space for American style fridge/freezer, tiled floor, skirting heater, ample space for breakfast table, double glazed doors to patio.

UTILITY ROOM with matching floor and units, one and half bowl sink, plumbing for washing machine, tiled flooring, door to Car Port, radiator.

BEDROOM/GYM with front aspect, tiled flooring and radiator.

DOUBLE ASPECT BEDROOM with tiled flooring, radiator.

SPACIOUS FIRST FLOOR LANDING/STUDY AREA with radiator, access to loft with foldaway ladder, airing cupboard with lagged hot water tank.



BEDROOM FOUR with radiator, eaves storage cupboard, double glazed picture window and sliding door opening to **BALCONY** with fine view across the river to open farmland beyond.



Door opens to Inner Hall forming part of the **PRINCIPAL SUITE OF BEDROOM ONE** with radiator, double aspect windows including picture window and sliding door opening to **BALCONY** with fine view.



EN SUITE SHOWER ROOM twin wash basins in vanity surface with drawers and cupboards under, laminated flooring, low level w.c., chrome towel rail radiator, y tiled shower cubicle, inset lighting, Velux roof light.

DRESSING ROOM with an excellent range of open hanging and shelves.

GUEST SUITE OF BEDROOM TWO with double aspect windows, television aerial point, two double built in wardrobes, picture window and sliding door to **BALCONY**. Door to

SHOWER ROOM ENSUITE with wash basin with cupboard under, low level w.c., chrome towel rail radiator, inset light and Velux roof light, ceramic tiled flooring and splashback, shower cubicle, extractor fan.

BEDROOM THREE a double aspect room with radiator, Velux roof light.

FAMILY BATHROOM with low level w.c., wall hung wash basin, panel enclosed bath with shower and spray screen over, towel rail radiator, electric shaver point, fully tiled walls, wall light point.

OUTSIDE

Approached over a private drive there are a pair of wrought iron electrically controlled gates opening to an extensive gravel parking area with space for four or five cars and providing access to the **INTEGRAL DOUBLE GARAGE** with electrically operated up and over door, door to **INTEGRAL CAR PORT** and gated access to extensive riverside terrace with outside lighting running the length of the house and enclosed by the Flood Protection Wall. The patio opens to an area of lawn with flower and shrub borders, again enclosed by the Flood Protection Wall and, to the other side of the house, is a further paved patio with



KIDNEY SHAPED SWIMMING POOL again well screened and with timber garden store housing the filtration plant and heating unit. There is a further gate back to the driveway. There is a gate in the rear boundary leading into the park and giving access to the Thames Path off where there is a mooring pntoon available to rent.

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EPC BAND: D

VIEWING: To avoid disappointment, please arrange to view with our **Marlow office on 01628 890707**. We shall be pleased to accompany you upon your inspection.

DIRECTIONS: Using the post code SL7 1QG Glenlion can be found after a short distance on the right hand side via the gated entrance. 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 = 145.8 sq m / 1,569 sq ft
 First Floor = 146.7 sq m / 1,579 sq ft
 Garage = 29.3 sq m / 315 sq ft
 Total = 321.8 sq m / 3,463 sq ft



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

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