



THE COTTAGE, FRIETH
PRICE: £1,300,000 FREEHOLD

am ANDREW
MILSON

**THE COTTAGE
FRIETH
NR HENLEY-ON-THAMES
OXON RG9 6PJ**

PRICE: £1,300,000 FREEHOLD

Situated in the heart of this popular Chiltern village just four miles north of Marlow and in the County of Buckinghamshire, a delightful four bedroom detached Grade II listed period home..

**GOOD SIZED ENCLOSED REAR GARDEN:
FOUR DOUBLE BEDROOMS:
TWO SHOWER ROOMS – (ONE ENSUITE):
FAMILY BATHROOM: CLOAKROOM:
FAMILY ROOM: LIVING ROOM:
KITCHEN/DINING ROOM: UTILITY/BOOT
ROOM: OIL CENTRAL HEATING:
DRIVEWAY PARKING FOR TWO CARS.**

TO BE SOLD: this superb four bedroom period home offers good sized family accommodation in this much sought after Chiltern Village perched at the top of the Hambleden Valley. An internal inspection of this unique home is recommended to appreciate its well planned and spacious accommodation along with its period features which include an inglenook fireplace, exposed brick work and beams, stone, oak and quarry tiled flooring and wooden doors. This fine home is well placed in the heart of this sought after village within walking distance of the Parish Church and the highly commended Frieth Primary School. There are also outstanding walks and rides in the area with Marlow providing 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 stain glass and wooden front door, oak floor, two radiators, stairs to First Floor, cloaks cupboard, wall thermostat, shelved cupboard.

CLOAKROOM white suite of low level w.c., pedestal basin, quarry tiled floor, radiator.



FAMILY ROOM oak floor, radiator, windows overlooking the front, fireplace, oak beam, shelved recesses to side, quarry tiled hearth, exposed beams.



LIVING ROOM double aspect with east and south facing windows, oak floor, beamed walls and ceiling, two radiators, inglenook fireplace, quarry tiled hearth, ornate stone pillars, wooden beam and mantle.



KITCHEN/DINING ROOM range of hand painted wall and base units with contrasting granite working surfaces, one and a half stainless steel sinks with mixer tap, tiled wall surrounds, retractable bin, Bosch dishwasher, Rangemaster Professional electric double ovens with halogen hobs, cooker hood, granite back plate, fitted drawers, American style fridge freezer, retractable larders, kick space heater, space for sofas and dining table, glazed double doors to patio, exposed brick and beams and door to

UTILITY/BOOT ROOM with a butlers sink, granite working surface, space for tumble dryer, space and plumbing for washing machine, stone floor, cupboard housing Grant oil fire boiler with hot water cylinder and pressurised tanks, programme for central heating, cloaks recess, storage cupboard, stain glass and wooden door to side, exposed brick work and beams.

FIRST FLOOR LANDING sitting area, Velux roof light, radiator, exposed timbers, access to loft, roof light.

BEDROOM FOUR window to front, radiator, exposed beams and brick work.



BEDROOM ONE vaulted beamed ceiling, double aspect with two radiators, fitted wardrobes and ornate glazed feature with door below to

ENSUITE SHOWER ROOM with Quadrant shower cubicle, thermostatic control, heated towel rail, wash basin, low level w.c., vanity cupboard, eaves storage, extractor fan, tiled floor with underfloor heating and sun pipe.

BEDROOM THREE heavily beamed, radiator, space for double bed.



BATHROOM white suite of roll top bath with screen, hand held attachment and overhead rose, sun pipe, pedestal basin, low level w.c., tiled floor with underfloor heating, extractor fan, heated towel rail.



BEDROOM TWO window overlooking the rear garden, range of fitted wardrobes, radiator, eaves storage and door to



ENSUITE SHOWER ROOM white suite of Quadrant shower with thermostatic control, pedestal basin, w.c. set in vanity cupboards, heated towel rail, shaver socket, Velux roof light, extractor fan, underfloor heating.

OUTSIDE

TO THE FRONT is a lawn area with flagstone pathway, picket fencing and hedgerow with oil tank to side, gated access to the front door with outside lighting and gate to the Rear Garden. To the east side of the property is a gravelled driveway providing

hardstanding for at least two cars with a gateway leading to the side door and onto



THE REAR GARDEN with a wide flagstone patio to the rear with outside tap, lighting, brick retaining walls with raised deck providing an excellent seating area and steps up to a lawn area bordered by panel fencing and brick walling to the rear of which is a timber garden shed and wood store.

**M32520325 EPC BAND: E
COUNCIL TAX BAND: G**

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

DIRECTIONS: using **RG9 6PJ** proceed into the village from Marlow. Turn left at the crossroads and The Cottage is on the right before Hayles Field.

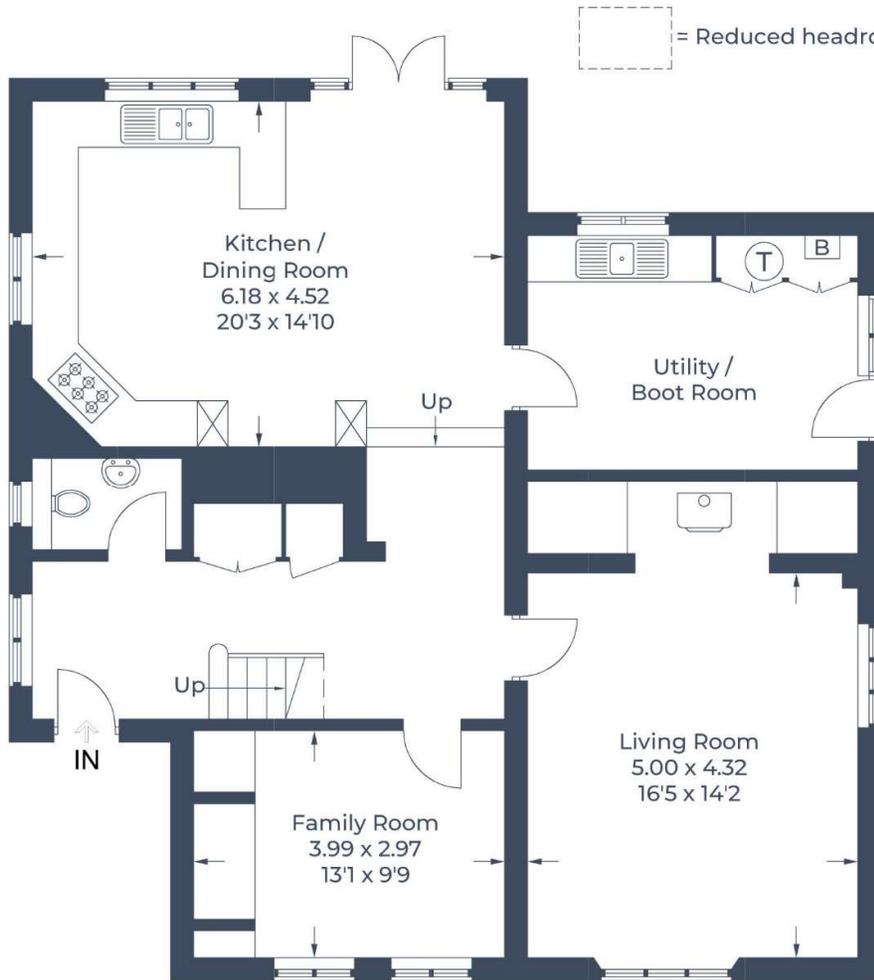
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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 = 201.2 sq m / 2166 sq ft



 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

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

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