



**RIVENDELL, FRIETH**  
**PRICE: £1,200,000 FREEHOLD**

**am** ANDREW  
MILSOM



**RIVENDELL  
FRIETH  
HENLEY-ON-THAMES  
OXON RG9 6PR**

**PRICE: £1,200,000 FREEHOLD**

Set in the sought after village of Frieth, four miles north of Marlow, a very spacious detached family home on a south facing 130ft plot with extended accommodation that could benefit from updating.

**70FT x 80FT REAR GARDEN:  
SIX BEDROOMS: BATHROOM:  
TWO SHOWER ROOMS: CLOAKROOM:  
LIVING ROOM: DINING ROOM:  
KITCHEN/BREAKFAST ROOM:  
UTILITY ROOM: TWO GARAGES:  
DOUBLE GLAZING: DRIVEWAY PARKING.  
NO ONWARD CHAIN.**

**TO BE SOLD:** this spacious five/six bedroom 1960 built detached family home has been extended to create exceptional accommodation on a mature south facing plot in this popular Chiltern village. Frieth has a thriving community enhanced by two public houses, an Anglican Church and well thought of primary school rate by OFSTED as 'good'. This fine individual home has a sequence of light and good size rooms as well as integral garages that provide scope for conversion to reception rooms if required. The main bedroom has two adjoining rooms and a balcony that could also be incorporated into the main house. Nearby are superb walks and rides whilst Marlow offers High Street shops and restaurants, sports and social facilities and excellent Co-educational Grammar and Secondary schooling. Fast trains to Marylebone, London are available from nearby High Wycombe and to Paddington from Maidenhead. The M40 and M4 are accessible at High Wycombe and Maidenhead respectively. The accommodation comprises:

**COVERED ENTRANCE** quarry tiled floor and glazed door to

**ENTRANCE HALL** radiator, stairs to First Floor with cupboard under.

**DINING ROOM** radiator, meter cupboard, door to Garage 2, serving hatch



**LIVING ROOM** triple aspect with wood burning stove set in Adam style fireplace, two radiators, double glazed sliding patio doors and door to



**KITCHEN/BREAKFAST ROOM** one and a half stainless steel sinks with single drainer, space and plumbing for dishwasher, space for cooker and table, Fischer electric boiler, radiator, deep larder, window with view over garden and door to

**INNER HALL** cloaks hanging area, door to Utility Room and door to

**CLOAKROOM** white suite of low level w.c., pedestal basin, tiled splash back.

**UTILITY ROOM** twin drainers and single sink, space and plumbing for washing machine, space for tumble dryer and freezers, part glazed door to outside and door to Garage 1.

**FIRST FLOOR LANDING** access to loft, linen cupboard.

**SHOWER ROOM** shower cubicle, wash basin and radiator.



**BEDROOM TWO** double wardrobe, radiator.





**BEDROOM THREE** double wardrobe, radiator.



**SHOWER ROOM** white suite of pedestal basin, low level w.c., tile and glazed shower cubicle with thermostatic control, shaver socket, wall heater, Velux roof light.

**BEDROOM FOUR** radiator, fitted cupboards.

**BATHROOM** white suite of panel bath, pedestal basin, heated towel rail, wall fire.



**BEDROOM ONE** double glazed door onto south facing **BALCONY**, radiator, vaulted ceiling, door to

**BEDROOM FIVE** radiator.

**BEDROOM SIX** radiator.

## OUTSIDE



**TO THE FRONT** is a shaped lawn area with picket fencing, Yew hedge, timber garden shed, a gravel driveway providing hardstanding for several cars, mature trees and hedgerow and gated side access to the rear. **GARAGE ONE** part glazed door to outside, up and over door, light and power. **GARAGE TWO** up and over door, light and power.

**THE REAR GARDEN** is south facing and measures approximately 70ft x 60ft (21.33 x 18.26m). The gardens include a flagstone patio with Wisteria, an expanse of lawn bordered by hedgerow, trellis and panel fencing with a variety of mature trees, flower and shrub borders. The gardens enjoy much privacy with the rear bordered by fencing and a brick wall.



**M48480425** **EPC BAND: TBC**  
**COUNCIL TAX BAND: G**

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

**DIRECTIONS:** use **RG9 6PR** and having past the Church on your left, Rivendell is also 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 = 117.7 sq m / 1,267 sq ft  
First Floor = 103.3 sq m / 1,112 sq ft  
Total = 221.0 sq m / 2,379 sq ft

