



**THREE GABLES, BOVINGDON GREEN, MARLOW**  
**PRICE: £1,300,000 FREEHOLD**

**am** ANDREW  
MILSOM



**THREE GABLES  
SPINFIELD LANE  
BOVINGDON GREEN  
MARLOW  
BUCKS SL7 2JH**

**PRICE: £1,300,000 FREEHOLD**

This superbly located three bedroom detached cottage style home offers particularly spacious accommodation, backs onto open countryside and enjoys stunning south westerly views.

**114FT PLOT: THREE DOUBLE BEDROOMS:  
ENSUITE SHOWER ROOM: FAMILY  
BATHROOM: CLOAKROOM:  
DINING ROOM: LIVING ROOM:  
CONSERVATORY: STUDY/BEDROOM FOUR:  
KITCHEN/BREAKFAST ROOM:  
GAS CENTRAL HEATING:  
DOUBLE GLAZING TO REAR: PARKING:  
DOUBLE GARAGE: BASEMENT STORE.**

**TO BE SOLD:** Three Gables is set on high ground just over one mile from Marlow High Street bordering picturesque Bovington Green and enjoys superb views over surrounding countryside. This fine home enjoys a sunny aspect and a very desirable and quiet location. An internal inspection will reveal a well-planned home with good sized rooms and the ability to extend if required and subject to usual planning consents. There is excellent driveway parking, a detached double garage, a useful basement store and delightful gardens. Bovington Green has a pub, a Montessori school and access via foot and bridal paths to protected beech woodland at Marlow Common. Marlow has excellent sports and social facilities, a High Street with variety of shops and restaurants and a railway station serving Paddington via Maidenhead (Elizabeth Line). The M4 and M40 are accessible at Maidenhead and High Wycombe respectively. The accommodation comprises:

**ENTRANCE PORCH** front door, tiled floor, cloaks hanging space and glazed door to

**RECEPTION HALL** stairs to First Floor, radiator, cupboard.

**CLOAKROOM** with white suite of low level w.c., wash basin, extractor fan.

**STUDY/BEDROOM FOUR** radiator, fitted cupboards, bay window.



**DINING ROOM** radiator, bay window, door to Kitchen.



**LIVING ROOM** open fireplace with stone hearth surround and mantel, two radiators, wide opening to



**CONSERVATORY** superb views over the gardens to farmland, vaulted ceiling, fitted blinds, electric heater.



**KITCHEN/BREAKFAST ROOM** range of wall and base units, one and a half stainless steel sinks, single drainer, mixer tap, four ring gas hob with double oven under, cooker hood, tiled wall surrounds, space for appliances and a table, Vaillant gas fired boiler, plumbing for washing machine & dishwasher, radiator, door to Dining Room and stable door to outside.

**FIRST FLOOR LANDING** window overlooking Spinfield Lane, space for desk, access to loft, airing cupboard with lagged hot water cylinder, shelving.



**BEDROOM ONE** A double aspect room originally designed as two bedrooms with superb views, two radiators, range of fitted wardrobes and door to



**ENSUITE BATHROOM** white suite of low level w.c., pedestal basin, panel bath with separate shower unit and screen, tiled floor and walls, superb view, heated towel rail.

**BATH/SHOWER ROOM** white suite of panel bath, low level w.c., pedestal basin, heated towel rail, tiled floor and walls, shaver socket, superb view, recessed tiled shower with thermostatic control, medicine cupboard.

**BEDROOM THREE** radiator, wardrobe.



**BEDROOM TWO** radiator, wardrobe, superb views.

**OUTSIDE: TO THE FRONT** is a good sized gravelled driveway with a brick wall to the front boundary. There is parking for plenty of cars, well stocked herbaceous beds and borders and access down to the **DETACHED DOUBLE GARAGE** up and over door, light, power and two windows.



**THE REAR GARDEN** is a feature of the property measures 65ft by 40ft and includes a wide flagstone patio with side gate, light, water tap and power supply with steps down to the main garden with lawns interspersed with well stocked flower and shrub beds, brick retaining walls. There is panelled fencing further herbaceous beds and a trellised area behind the garage with a greenhouse.



**LARGE BASEMENT STORE** with light, two windows and ideal for large items.

**M11830525 EPC BAND: C**  
**COUNCIL TAX BAND: G**

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

**DIRECTIONS:** using the postcode **SL7 2JH**, Three Gables will be found towards the top of Spinfield Lane on the left before reaching Bovingdon Green.

**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.

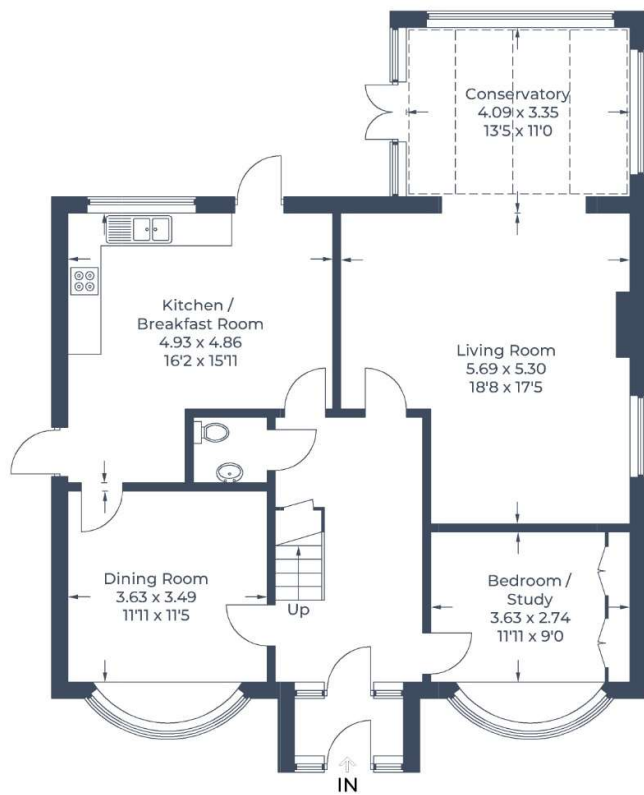
**DRAFT DETAILS**  
**AWAITING CLIENTS APPROVAL**



Approximate Gross Internal Area  
 Basement = 36.0 sq m / 387 sq ft  
 Ground Floor = 105.8 sq m / 1,139 sq ft  
 First Floor = 80.3 sq m / 864 sq ft  
 Garage = 27.3 sq m / 294 sq ft  
 Total = 249.4 sq m / 2,684 sq ft



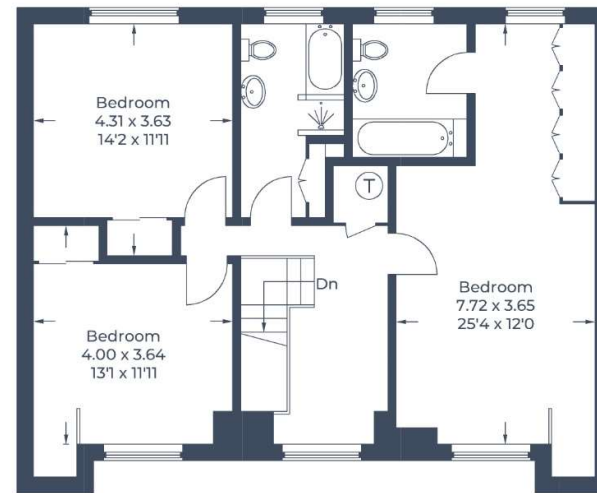
 = Reduced headroom below 1.5m / 5'0"



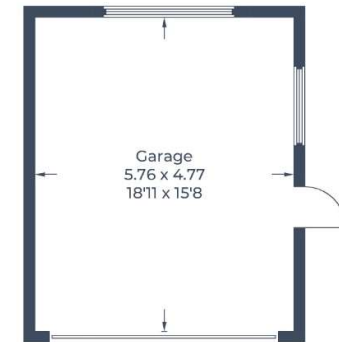
**Ground Floor**



**Basement**



**First Floor**



(Not Shown In Actual  
Location / Orientation)

Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
 © CJ Property Marketing Produced for Andrew Milsom