



THE ORCHARD, MARLOW
PRICE: £2,750,000 FREEHOLD

am ANDREW
MILSON



**THE ORCHARD
MILL ROAD
MARLOW
BUCKS SL7 1PX**

PRICE: £2,750,000 FREEHOLD

Situated in the heart of the town just a few minutes' walk from The River Thames and Marlow High Street, a 1990's built five bedroom detached brick and flint home set in south west facing walled gardens and providing well planned family accommodation.

**ATTRACTIVE GARDENS: FIVE BEDROOMS:
THREE BATHROOMS: CLOAKROOM:
FOUR RECEPTION ROOMS:
KITCHEN/BREAKFAST ROOM:
UTILITY ROOM: GALLERIED LANDING:
OAK FLOORING: GAS CENTRAL HEATING:
PARKING: GARAGE: *** ATTIC/LOFT
SUITABLE FOR CONVERSION (SUBJ TO PP).**

TO BE SOLD: Set in attractive walled gardens and offering superb family accommodation with scope for extension into the loft, subject to planning, this substantial five bedroom detached home occupies a prime town centre location in Mill Road which leads to Marlow Lock and the River Thames. This imposing residence was built around 1990 to the owner's plans and specification with features that

include a stunning galleried landing with oak staircase, high ceilings and oak flooring to the reception areas and majority of bedrooms as well as a comprehensive ventilation system via a heat exchanger. The picturesque Thames -side town of 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 at Maidenhead and High Wycombe respectively. The accommodation comprises:

PILLARED ENTRANCE stone floor, front door to

RECEPTION HALL bay window, two radiators, stairs to First Floor with recess under.



KITCHEN/BREAKFAST ROOM wood fronted wall and base units, granite working surfaces, inset stainless steel sink, grooved drainer, mixer tap, four ring gas hob, cooker hood, Bosch double oven, built in fridge, recess for coffee making, bench seat with wine rack under, central island, Zanussi dishwasher, part tiled and oak floor, full width dresser unit, plate rack, double glazed patio doors, door to Utility Room and to

FAMILY ROOM double aspect, radiator.

UTILITY ROOM butlers sink, granite work surface, inset drainer, mixer tap, stable door, desk with granite

work surface, broom cupboard, plumbing for washing machine, three phase electrical supply.



LIVING ROOM a superb double aspect room with south facing double glazed patio doors, bay window, brick fireplace with feature alcoves, brick hearth, oak bressummer, wood burning stove, skirting radiators.

DINING ROOM radiator, parquet flooring.

STUDY fitted shelves, radiator.

CLOAKROOM white suite of low level w.c., pedestal basin, radiator, extractor fan

FIRST FLOOR



GALLERIED LANDING space for staircase to create a second floor (subject to planning) linen cupboard. Access to the **LARGE LOFT** three phase electrical supply. Prior to construction the vendor had plans drawn for a three storey home with Dormer windows.



BEDROOM ONE double aspect, garden view, two radiators, range of wardrobes and door to

ENSUITE BATHROOM white suite of panel bath, shower attachment, low level w.c., bidet, wash basin, vanity cupboard, tiled floor, heated towel rail, Quadrant shower cubicle with thermostatic control.



BATHROOM TWO white suite of panel bath, shower attachment, low level w.c., bidet, wash basin, vanity cupboard, tiled floor, heated towel rail, Quadrant shower cubicle with thermostatic control.



BEDROOM TWO radiator.

BATHROOM THREE white suite of panel bath, bidet, low level w.c., wash basin, Quadrant shower with thermostatic control, tiled floor, shelved cupboard with Mega flow pressurised cylinder & Vaillant gas boiler.

BEDROOM THREE radiator, garden view.

BEDROOM FOUR radiator, fitted cupboard and wardrobe, garden view.

BEDROOM FIVE radiator.

OUTSIDE

THE FRONT: The property is set in secluded walled gardens, approached from Mill Road through security gates onto a wide stone driveway. There are mature trees, shrubs and plants, thereby providing much privacy.

GARAGE roller door, butlers sink, three phase electrical supply. **GARDENERS WC.**

TO THE REAR: is a patio and trellised area leading to a large expanse of lawn. There is a fishpond, brick walling, shrubs, plants, electrical points, lighting, a tap and two garden stores. The rear garden is west facing, y secluded and backs onto The Deanery in St Peter Street.



***THE ATTIC

A large attic space with domestic load bearing floor and full height attic trusses, It is currently used as games area with table tennis table, pool table and sauna. There is also plumbing for heating to accommodate a future permanent conversion.

M48901025 EPC BAND: C
COUNCIL TAX BAND: G

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

DIRECTIONS: Please use **SL7 1PX**. The Orchard is located on Mill Road close to the Station Road junction.

ANTI MONEY LAUNDERING (AML). All Estate Agencies, except those engaged solely in Lettings work must comply with AML Regulations. As a result on agreement of a purchase you will be invited to complete a mandatory AML check at a cost of £30 plus VAT per named buyer.

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 = 148.2 sq m / 1,595 sq ft
 First Floor = 139.9 sq m / 1,506 sq ft
 Garage = 26.8 sq m / 288 sq ft
 Total = 314.9 sq m / 3,389 sq ft
 (Excluding Void)

