



1 ABBEY COTTAGES, MEDMENHAM, MARLOW
PRICE: £985,000 FREEHOLD

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MILSOM

**1 ABBEY COTTAGES
FERRY LANE
MEDMENHAM
MARLOW
BUCKS SL7 2HB**

PRICE: £985,000 FREEHOLD

A charming Grade II Listed three bedroom semi-detached cottage situated in this peaceful village setting within a short stroll of a picturesque stretch of the River Thames.

**LANDSCAPED PRIVATE GARDENS:
MAIN BEDROOM WITH ENSUITE SHOWER
ROOM: TWO FURTHER BEDROOMS:
BATHROOM: ENTRANCE HALL/UTILITY
ROOM: CLOAKROOM: IMPRESSIVE LIVING
ROOM WITH VAULTED CEILING AND
FEATURE FIREPLACE: OPEN PLAN
KITCHEN/DINER WITH A FEATURE
FIREPLACE: DOUBLE GLAZING & LEADED
LIGHT WINDOWS: OIL FIRED CENTRAL
HEATING: HOME OFFICE/GARDEN ROOM:
DRIVEWAY PARKING: GARAGE.**

TO BE SOLD: dating back to the late 1800's, a truly charming three bedroom semi-detached Grade II Listed cottage that has been thoughtfully improved and extended by the present owners offering a wealth of charm and character. Medmenham is a peaceful Thameside village situated between Marlow and Henley both offering excellent shopping and schooling facilities and served by a regular bus service from the end of the village. The house is within the popular Danesfield Primary School and William Borlase Grammar School catchment and is within 150 yards of the Thames Path. The accommodation comprises:

Panelled front door to **ENTRANCE HALL/UTILITY ROOM** quarry tiled flooring, matching floor and wall units, single bowl sink unit, space and plumbing for washing machine and tumble dryer, leaded light window, radiator and part glazed door to



KITCHEN/DINER fitted with a range of shaker style floor and wall units, quartz work surfaces, double enamel sink, ceramic hob with extractor fan over, integrated dishwasher and fridge freezer, tall cupboard housing oven, grill and combination microwave, quarry tiled flooring, radiator, rear aspect leaded light windows, feature fireplace with inset log burner and part glazed door to

INNER HALLWAY leaded light double glazed window, quarry tiled flooring, cloaks cupboard.

CLOAKROOM comprising low level w.c., wash hand basin, quarry tiled flooring.



LIVING ROOM dual aspect room with leaded light double glazed windows and doors to garden, vaulted ceiling, quarry tiled flooring, feature fireplace with inset log burner, television aerial point.

FIRST FLOOR

LANDING front aspect leaded light window, radiator and access to loft space.



BEDROOM ONE rear aspect room with leaded light window, built in wardrobes, part beamed ceiling, radiator.

ENSUITE SHOWER ROOM double sized shower, wash hand basin, low level w.c., heated towel rail, tiled floor.



BEDROOM TWO rear aspect room with leaded light window, radiator and storage cupboard.

BEDROOM THREE front aspect room with leaded light window, radiator.



BATHROOM free standing bath with shower attachment, vanity wash hand basin, low level w.c., tiled floor with inset lighting and underfloor heating, leaded light window.

OUTSIDE

Is an extremely private landscaped garden with block paved patio leading to the remainder of the garden which is predominantly laid to lawn interspersed with well stocked flower and shrub borders. There is an additional seating area to one side of the property and next to



HOME OFFICE/GARDEN ROOM with light and power.

PARKING there is a driveway to the right hand side providing off road parking for two cars and a **GARAGE** to the rear.

M1141125 EPC BAND:
COUNCIL TAX BAND: G

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

DIRECTIONS: using the postcode **SL7 2HB** proceed out of Marlow in the direction of Henley for approximately three miles turning left into Ferry Lane, with the Church on the corner, proceed down the lane over the little bridge where the subject property can be found on the left hand side.

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.

Allan Buckridge of Thameside Associates can guide you through the mortgage maze. A local independent broker with over 30 years' experience and access to all U.K. Lenders. 01628 623 600 or 0771 325 6712. allan.buckridge@thamesideassociates.co.uk
69 The Parade, Bourne End, Bucks, SL8 5 SB. Full legal statement available upon request.

Your home is at risk if you do not maintain mortgage payments, or a loan secured on it.'

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.

Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

DRAFT DETAILS
AWAITING CLIENTS APPROVAL

Approximate Gross Internal Area
Ground Floor = 69.1 sq m / 744 sq ft
First Floor = 49.5 sq m / 533 sq ft
Outbuilding = 5.4 sq m / 58 sq ft
Total = 124.0 sq m / 1,335 sq ft

