



STORRS, LITTLE MARLOW
PRICE: OIRO £1,400,000 FREEHOLD

am ANDREW
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**STORRS
CHURCH ROAD
LITTLE MARLOW
BUCKS SL7 3RZ**

PRICE: OIRO £1,400,000 FREEHOLD

This delightful Grade II listed period home has been considerably improved over recent years and offers spacious and versatile accommodation in the heart of this sought after Thameside village midway between Bourne End and Marlow.

**SOUTH WEST FACING 80' x 40' GARDEN: PRICIPAL SUITE OF BED, DRESSING & SHOWER ROOM:
THREE FURTHER FIRST FLOOR BEDROOMS:
FAMILY BATHROOM: CLOAKROOM: 25'DRAWING ROOM:
19' KITCHEN/BREAKFAST ROOM:
DINING HALL:
CELLAR WITH BATHROOM, BED SITTING ROOM & UTILITY ROOM:
INTEGRAL GARAGE AND LARGE STORE:
GAS CENTRAL HEATING:
OFF STREET CAR PARKING:
SOME DOUBLE GLAZING:
GARDEN STORE.**

TO BE SOLD: this charming Grade II listed detached period home has been much improved over recent years and now offers spacious and versatile accommodation retaining much of the charm of the original period in a delightful village setting. Little Marlow enjoys a village cricket club, infant school and two pubs (one currently closed) so provides a popular small community situated midway between Marlow and Bourne End each offering an excellent range of shopping, sporting and social facilities and railway stations with train service to Paddington, via Maidenhead, which will connect to Crossrail in 2018. The M4 and M40 motorways are readily accessible, via the Marlow Bypass, at Maidenhead and High Wycombe respectively. For walkers and bird watchers, Church Road becomes a public footpath leading to the River Thames and the Thames Path and also to Little Marlow lakes, a designated country park with delightful circular walk. The accommodation comprises:

Solid front door with security light point opening to



DINING HALL: about 13'3 x 12'9 (4.04 x 3.89m) with polished wood strip flooring, inset lighting, large window overlooking the front with shutters, two radiators.

HALL with polished wood strip flooring, radiator, stairs to Cellar and First Floor, door to Rear Garden, central heating thermostat.

CLOAKROOM with low level w.c., pedestal wash basin, extractor fan, chrome towel rail radiator, tiled flooring, cupboard housing the Vaillant wall mounted central heating boiler with slatted shelves.



DOUBLE ASPECT DRAWING ROOM: about 25' x 11'10 (7.62 x 3.61m) with folding shutters to the front and double glazed double doors opening to the Courtyard and Rear Garden, polished wood strip flooring, book/display shelves and cupboards, raised fireplace with television/display shelf to one side and further cupboards under, dimmer light switch, inset lighting.



DOUBLE ASPECT KITCHEN/BREAKFAST ROOM: about 19'7 x 10' (5.97 x 3.05m) with Kitchen Area with granite work surface with twin wash basins inset, space and plumbing for dishwasher, ample drawers and cupboards under, tiled splash back, Rangemaster with stainless steel cooker hood and splash back, ample wall cupboards, inset lighting, part glazed door to Courtyard and Rear Garden, radiator, fitted shutters, double glazed window.

CELLAR with under stairs cupboard by the stairs.

BED SITTING ROOM: about 11'11 x 11' (3.63 x 3.35m) with dimmer light switch, inset lighting, radiator and double glazed windows in light well, faux fire place, fire window escape down.

UTILITY ROOM: about 11'11 x 6'10 max (3.63 x 2.08m) with tiled flooring, single drainer stainless steel sink unit set in work surface with drawers and cupboard under, space and plumbing for washing

machine, ample wall cupboards, Zanussi oven, hob and cooker hood, two large fitted storage cupboards, radiator, double glazed windows in light well.

BATHROOM with low level w.c., panel enclosed bath with spray screen and shower over, pedestal wash basin, tiled flooring, electric shaver point, chrome towel rail radiator, inset lighting, extractor fan, fully tiled walls.

FIRST FLOOR

LANDING with inset lighting, radiator and doors off to



PRINCIPAL SUITE OF DOUBLE ASPECT DRESSING AREA: about 11'3 x 10' (3.43 x 3.05m) with access to loft, dimmer light switch, two double fitted wardrobes, radiator.

SHOWER ROOM with fully tiled walls and flooring, corner fitted shower cubicle, inset lighting, extractor fan, low level w.c., wall hung wash basin with drawer under, electric shaver point, chrome towel rail radiator.

DOUBLE ASPECT BEDROOM ONE: about 17'6 x 10'2 (17'6 x 3.05) with two radiators, two double fitted wardrobes, double glazed leaded light doors to

BALCONY overlooking the Rear Garden, inset lighting.

BEDROOM TWO: about 15'1 x 13' (4.60 x 3.96m) with fitted double wardrobe, recess with book shelves and cupboards, dimmer light switch, shutters, two radiators.

BEDROOM THREE: about 11'10 x 10'8 (3.61 x 3.25m) excluding small recess, television aerial point and dimmer light switch, sealed fireplace, radiator, built in double wardrobe.

BEDROOM FOUR: about 12'8 x 10'3 (3.86 x 3.12m) with shutters, radiator, dimmer light switch. **BATHROOM** with panel enclosed bath with spray screen and shower attachment, low level w.c., pedestal wash basin, chrome towel rail, inset lighting, access to loft.

OUTSIDE

There is a shared driveway running beside Storrs and an electric sliding gate opens to a brick forecourt with parking space and access to the **INTEGRAL GARAGE** about 15'10 x 9'3 (4.83 x 2.82m) with up and over door, light and power. Next to this is an **INTEGRAL STORE** about 13'10 x 7' (4.22 x 2.13m) possibly suitable for a small car with double doors, light and power.

To one side of the drive is a well screened **COURTYARD** with herring bone patterned brick paviors and ample lighting as well as a water point. To the other side, steps lead up to an expanse of lawn with flower and shrub borders and trees enjoying a South Westerly aspect and enclosed by brick and brick and flint walls and close boarded fencing. The whole having a depth of about 80' by a width of about 40' (24.38 x 12.19m).

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VIEWING: To avoid disappointment, please arrange to view with our Marlow office on 01628 890707. We shall be pleased to accompany you upon your inspection.

DIRECTIONS: from our Marlow office turn right at the top of the High Street into Spittal Street and over the mini roundabout into Chapel Street which becomes Little Marlow Road and leaves the town. Continue over the A404 towards Bourne End and turn right immediately before and opposite The Farm Shop and immediately after The Kings Head Public House into Little Marlow. Follow Church Road where Storrs will be found on the right hand side after the playing field and opposite School Road.

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 and furnishings.

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**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

NOT TO SCALE

Approximate Floor Area
226 sq m - 2432 sq ft
(Gross Internal)

