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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

**SIMMONS & SONS**



Smiths Cottage  
Under-The-Wood, Bisham SL7 1RX

Asking Price £565,000  
Freehold

**Smiths Cottage**  
**45 Under-the-Wood**  
**SL7 1RX**

**A Grade II Listed 3 Bedroom Mid-Terrace  
Cottage**

- **NO ONWARD CHAIN**
- Sitting Room
- Living Room
- Kitchen/Breakfast Room
- Ground Floor Bathroom
- Three Bedrooms
- Bedroom Three/Study with En Suite Shower Room
- Beautiful Rear Garden with Access to Private Woodland
- Parking
- Shared Garden Store
- Workshop
- A Short Drive from Marlow & Direct Access to the A404



Introducing for sale is this charming, Three Bedroom, Mid-Terrace Grade II Listed Cottage. Dating back to the 1700's, this delightful cottage has remained in the same family for over 40 years and whilst requiring some updating, has been well looked after. The property is located on the edge of its own woodland in the Hamlet of Bisham-Under-Wood in a small enclave of similar properties. The popular Bull at Bisham restaurant is moments away, and within a short drive is Marlow with an abundance of independent retailers, bars and restaurants - everyday shopping is also well catered for. Excellent schools for children of all ages are available in nearby districts. Offered to the market with **NO ONWARD CHAIN** early viewings are advised to avoid disappointment.

**Accommodation:** Approaching through the pretty front garden, the front door opens directly into the cozy Sitting Room with original beam to the ceiling - a focal point is the attractive brick surround fireplace which adds to the relaxing atmosphere. There is good size built-in storage cupboard and the stairs to the First Floor are accessed through a wooden door. An attractive wooden door leads to the Kitchen/Breakfast Room fitted with a range of pine eye-level and base storage units - being rear aspect, the window looks out into the Rear Garden and a door opens onto the patio. There is a modern fitted Bathroom and a storage cupboard accessed through a vestibule to the rear. The Living Room is another superb space with an open brick-build fireplace and beam to the ceiling - this is a lovely and bright room owing to the double aspect windows. To the First Floor are Three Bedrooms, two are doubles and the third is a single with En Suite Shower (this room is currently being used as a Study).



## Exterior

The Rear Garden is mainly laid to lawn with trellising and ivy hedgerow borders along with close boarded fencing. Stone steps lead to terraces and woodland beyond accessed by grass pathways. There is also a viewing patio with bench on the first terrace giving far-reaching views over Marlow. To the front of the property, the Front Garden is laid to lawn and variety of mature planting and borders with a picket fence. There is a timber and brick garden store which is shared by the neighbouring property. A gravelled area provides parking for 2 vehicles - this area rises steeply and into the woodland which is enclosed by post and rail fencing.

**Situation:** Bisham is a small hamlet situated a short distance to the south of Marlow. Leisure facilities are provided at Bisham Abbey whilst Marlow is just a short drive away with its eclectic range of boutiques, restaurants and bars. Marlow train station provides access to London (Paddington via Maidenhead) and access to the M4 and M40 is within a short drive.

**Directions:** From the offices of **Simmons & Sons** proceed along the High Street crossing over Marlow Bridge and continue into the village of Bisham. When at Bisham roundabout, go straight across towards Maidenhead taking a sharp left hand turn before ascending Marlow Road into Under-the-Wood. Continue down the lane where the cottage is on the right. A representative of **Simmons & Sons** will meet you at the property.

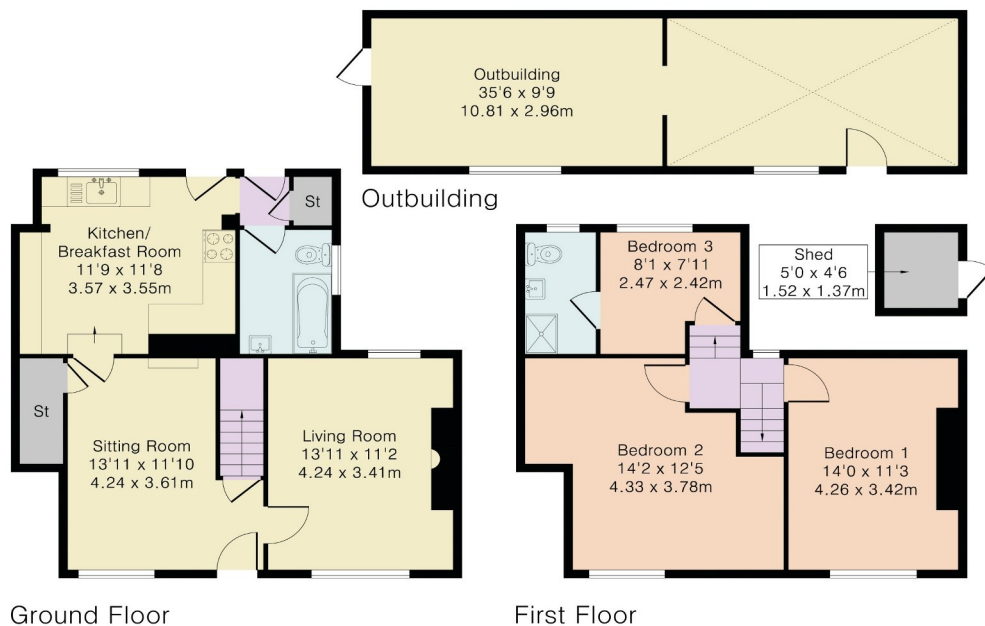


**Approximate Gross Internal Area 1383 sq ft - 128 sq m**

Ground Floor Area 564 sq ft – 52 sq m

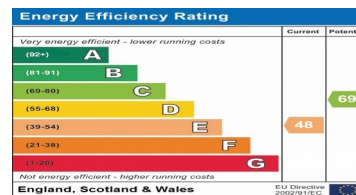
First Floor Area 452 sq ft – 42 sq m

Outbuilding Area 367 sq ft – 34 sq m



**Council Tax/Windsor & Maidenhead**

Tax Band D



**Services**

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey and it is not our firm's policy to test services and domestic appliances, so we cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

\* Purchasers are advised to check with schools directly regarding catchment criteria.

**VIEWINGS - Strictly by appointment with:**

Simmons & Sons

T: 01628 484353

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