



Niton Cottage and Planning for Additional Three Bedroom House
Mundaydean Lane | Marlow | Buckinghamshire | SL7 3BU

Seller Insight



When we first discovered this cottage, it was the location that truly captivated us. Nestled in the peaceful hamlet of Mundaydean Lane, this hidden gem offers the best of both worlds — the serenity of rural living with uninterrupted countryside views, yet just under two miles from the vibrant historic town of Marlow. Marlow has everything: charming independent shops, riverside walks, coffee spots, fantastic restaurants, and a strong sense of community. It's also wonderfully connected, with excellent transport links to London, Birmingham, and the West.

What has made this home so special to us is its unique blend of character and contrast. There's a real sense of history here — with exposed oak beams, thick old walls that keep the house cosy in winter and cool in summer, and a warmth that can only come from a well-loved home. At the same time, the house has been thoughtfully modernised to enhance comfort and light.

In the colder months, we love nothing more than curling up in the sitting room with its log-burning stove and inviting fireplace — a space we transformed with lightened beams, more windows and an inglenook fireplace. In summer, we gravitate to the garden room with its lantern ceilings and broad glass panels that bathe the space in natural light, even on grey days. This room opens onto a secluded, beautifully landscaped cottage garden, full of birdsong and peaceful corners for sun or shade.

Beyond the garden lies a small field with various outbuildings and a building plot — ideal for adventurous children or large-scale entertaining. A winding path through trees and shrubs leads to a hidden “camp site” that has become our own slice of Narnia.

The house itself is full of delightful quirks — from the spacious living room with its hideaway nook and beamed fireplace, to the well-equipped country kitchen and practical cellar space (perfect as a laundry and wine store). The layout is smart and efficient, with very little wasted space and an open-plan flow that suits everyday life.

We've also made significant improvements, including building the garden room, redesigning the entire garden, and enhancing the light and feel of the living room. Outside, the patio features a quirky mix of flint, brick, and paving, surrounded by vibrant plant life and even a small pond — a lovely backdrop for BBQs, musical evenings and for the big celebrations like birthdays, fireworks, and for our wedding reception the field was perfect.

The annexe has been invaluable too — with its own entrance, lounge, two bedrooms and modern bathroom, it's been ideal for guests, extended family, or even as a home office setup.

Life here is peaceful, relaxed, and full of possibility. We've enjoyed the walking and cycling trails, the friendly but unobtrusive community, and the local initiatives like the un-official neighbourhood watch and shared defibrillator. Marlow offers excellent schools (including grammar schools), top-rated medical care, and an abundance of sports and social clubs.

*In short, this home has been a perfect reflection of our values — tranquillity, character, and community, all within easy reach of the amenities we value. It's more than just a house — it's been a truly joyful and inspiring place to live.**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





A 17th century cottage with three bedrooms and a self-contained two-bedroom annexe, plus full planning permission for a separate three-bedroom house at the rear. Set in a peaceful valley on the edge of Marlow, this property offers both lifestyle charm and exciting development potential.

Tucked away in a peaceful and picturesque valley just moments from Marlow, this enchanting cottage thought to date back to the early 1600s and offers a rare blend of historical character and modern convenience. Surrounded by rolling hills and protected countryside, the property sits on a generous plot and includes an adjoining two-bedroom annex, ideal for guests, multigenerational living, or rental potential.

The main cottage features three well-proportioned bedrooms, two reception rooms, and a delightful country-style eat-in kitchen. Period features abound, including exposed beams and an impressive inglenook fireplace in the main reception room. A stylish garden room extension, completed in 2021, brings in natural light and connects seamlessly with the secluded rear garden. A useful cellar offers additional storage or the perfect wine room.

The adjoined duplex two-bedroom annex features a bright and welcoming reception room with patio doors opening onto the garden, a fully equipped kitchen, and a modern bathroom complete with a bathtub and a separate walk-in shower.

Outside, the beautifully maintained rear garden is mainly laid to lawn with a patio terrace accessed directly from the garden room, ideal for alfresco dining and entertaining. The property also benefits from approved planning permission for a 3 bedroom new build at the rear, presenting a fantastic opportunity for further development.

There is ample off-street parking for multiple vehicles at the front of the property, along with a carport to the rear

Ground Floor

Upon entering this delightful cottage, you're welcomed by a hallway that leads effortlessly into a country-style eat-in kitchen. Thoughtfully designed with built-in appliances including a gas range, the kitchen offers ample workspace and direct access to a practical utility room.

Leading off the kitchen is the spacious main reception room, full of character with its exposed beams, striking inglenook fireplace with log burner, and rustic exposed flint work. A cozy reading nook adds warmth and charm, while a hidden staircase offers access to the cellar, perfect for additional storage, a laundry room or as a wine cellar.

Also adjoining the kitchen is the beautiful garden room, a recent addition completed in 2021. Featuring two skylights that flood the space with natural light, efficient skirting heating, and patio doors opening onto the garden, it provides an ideal space to relax and unwind throughout the year.

Completing the ground floor of the main cottage is a well-appointed guest WC for convenience.

To the left as you enter the property is the private entrance to the annex. The annex's ground floor includes a welcoming reception room with patio doors to the garden, a fully equipped kitchen, and a downstairs WC, making it a self-contained and versatile living space.

First Floor

The first floor of the cottage opens onto a spacious landing, currently used by the owners as a home exercise area. This generous space sets the tone for the rest of the floor, where character continues in abundance with exposed beams throughout.

There are three well-proportioned bedrooms, each showcasing the home's rustic charm. The principal bedroom benefits from its own private ensuite bathroom, complete with a bathtub, and a walk-in wardrobe, offering both comfort and convenience. The remaining two bedrooms are served by a beautifully finished family bathroom, featuring a bathtub and a separate walk-in shower.

The Annex

The annex also enjoys its own dedicated staircase, leading to two additional bedrooms and a modern bathroom, which, like the main house, includes both a bathtub and a separate walk-in shower, perfect for guests or multi-generational living.



Annex Kitchen



Annex Sitting Room





Outside

Externally, the home is complemented by a beautifully maintained rear garden, predominantly laid to lawn and framed by mature planting. A paved patio seating area provides the ideal setting for al fresco dining and summer entertaining.

Beyond the charming cottage garden lie several outbuildings and a kick-about lawn dotted with fruit trees, leading to the new plot and culminating in a rambling path that winds its way to the enchanting 'secret garden'.

Set on a generous plot, the property also offers exciting potential with approved planning permission for a new build at the rear, adding further value and opportunity to this already exceptional home.

To the front there is ample off street parking for multiple vehicles, along with a car port to the side of the cottage and yet more parking up the drive to the field.

Location

Nestled on the peaceful Mundaydean Lane, a tranquil no-through road located on the northern outskirts of Marlow, this property benefits from both the seclusion of countryside living and close proximity to all that this charming town has to offer, just 1.5 miles from the bustling High Street.

Marlow is a highly desirable area, particularly popular with young families, thanks to its exceptional range of educational facilities, including highly regarded preparatory schools and secondary institutions. The town is also home to a vibrant and diverse range of shops, blending local independent retailers with familiar national names, ensuring that every shopping need is catered for.

For those who enjoy dining out or socializing, Marlow's culinary reputation is second to none, boasting everything from cozy cafés to two Michelin-starred restaurants owned by celebrity chef Tom Kerridge, The Hand & Flowers and The Coach.

A thriving events calendar underscores Marlow's community spirit, from the celebrated Marlow Regatta to vibrant food festivals. Situated right on the banks of the River Thames, the town offers a picturesque setting, with the Thames Path offering scenic walks along the river.

Beyond the town, the landscape effortlessly transitions into stunning rolling hills and protected countryside, designated as an Area of Outstanding Natural Beauty, perfect for outdoor activities, from hiking to cycling.

For sports enthusiasts, the town is home to a variety of clubs including golf, football, cricket, rugby and rowing offering opportunities for both participation and spectating.

For commuters, the train station provides convenient links to London Paddington via Maidenhead in around an hour, and the A404(M) ensures quick access to the M40 and M4. Crossrail (the Elizabeth Line) at Maidenhead provides quick and easy connections to central London

Services, Utilities & Property Information

Local Authority: Wycombe

Tenure: Freehold | Council Tax Band: G | EPC: C | Annexe C

Utilities: Water: Thames Water

Electricity: EDF

Gas: EDF

Mobile Phone Coverage: EE, Three, O2, Vodafone. 5G is predicted to be available around your location from the following providers: EE, Three, O2, Vodafone. We advise you to check with your provider.

Broadband Availability: FTTP Superfast 42 Mbps. You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area. Openreach. We advise you to check with your provider.

Garage Parking Spaces: 1

Off Road Parking Spaces: 5

Directions

Postcode: SL7 3BU what3words: fancied.spindles.wheat

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Marlow and Maidenhead, Gerry Davies & Jane Smith on Tel Number +44 (0)1628 200 511

Website

For more information visit Fine & Country Marlow and Maidenhead marlow@fineandcountry.com

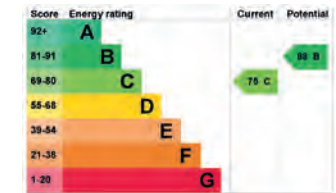
Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

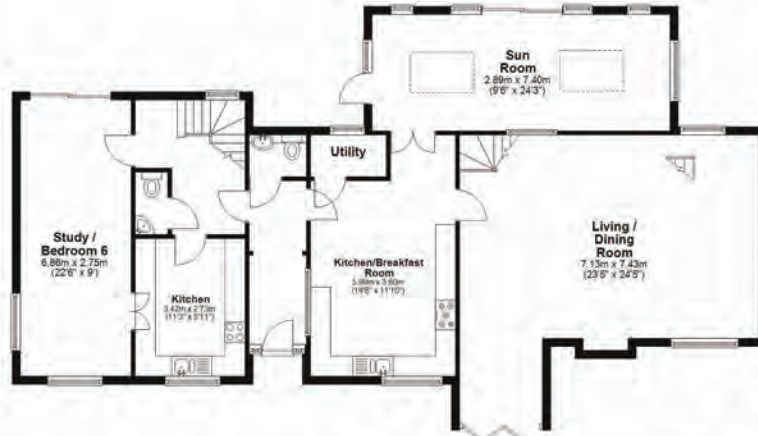
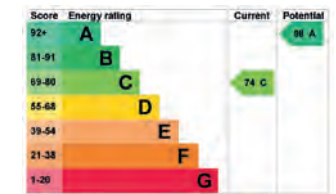
Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only

Main House



Annexe



Total area: approx. 341.8 sq. metres (3679.6 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE.
The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings. (Unauthorised reproduction prohibited).
Plan produced using PlanUp.

Fine & Country Marlow
Tel: +44 (0) 1628 200 511
marlow@fineandcountry.com
Jubilee House, Third Avenue, Globe Park, Marlow, Buckinghamshire, SL7 1EY

