



**Higginson House**  
Marlow, SL7

# Higginson House

## Marlow, SL7

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### The Property

Higginson House is a beautifully refurbished four-bedroom historic townhouse in Marlow. The property is part of a long-standing country estate which has been expertly extended and restored to create a truly unique and hugely impressive home. The entire property has been renovated to the highest possible standards including the plumbing, electrics, insulation, and windows.

The ground floor offers fantastic entertaining space, natural light, and high ceilings throughout. The bespoke kitchen and dining room is located within the new extension and features vaulted ceilings with solid oak beams and marble worktops. The spacious separate living room offers a sense of grandeur with its ornate ceiling, stone mullion bay windows, solid oak parquet flooring and lovely original fireplace.

There is also a convenient guest cloakroom and separate utility room found off the entrance hall. Upstairs the property consists of 4 bedrooms and 3 bathrooms, with a large balcony accessed off the master suite.

The paved patio courtyard has the additional benefit of storage with mains power, and the front landscaped garden consists of a lawn and gravel driveway that offers off-street parking for several cars.

### Location

The property is excellently located in Marlow, on one of its most exclusive roads. Marlow is a vibrant Georgian market town, beautifully positioned on the river Thames. The picturesque town centre can be reached within a level 5-minute walk and boasts a wealth of boutique shops, restaurants and pubs including Tom Kerridge's the Hand & Flowers (2 Michelin Stars).

Marlow is also home to several exceptional schools, both private and state funded, including Sir William Borlase in the town centre itself. London and national transport networks are easily reachable from Marlow station and the M4 and M40 motorways are both quickly accessible nearby.

### Guide Price

£1,750,000

### Tenure

Freehold

### Local Authority

Buckinghamshire County Council

### Council Tax Band

Band: G





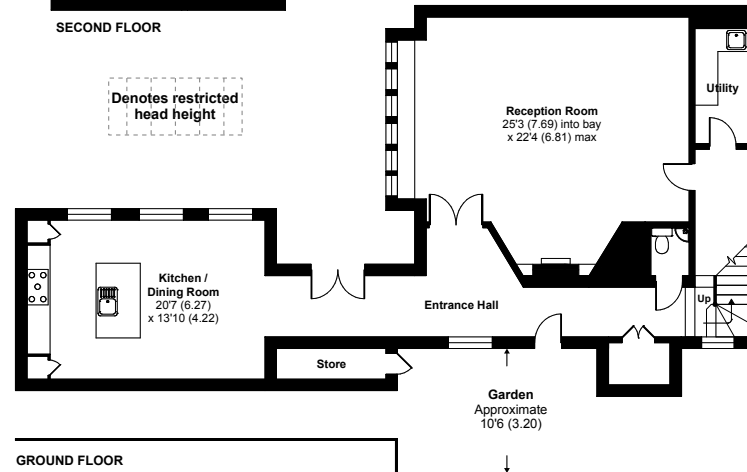
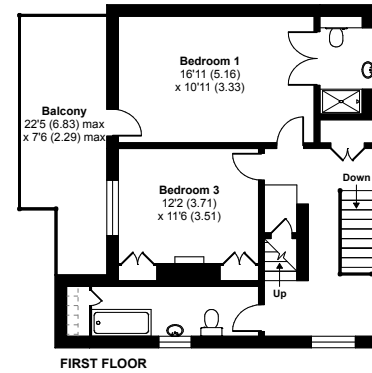
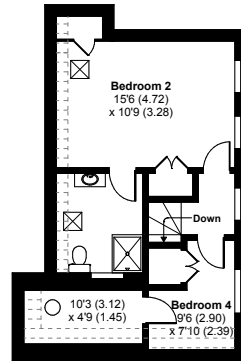
# Henley Road, Marlow, SL7

Approximate Area = 2204 sq ft / 204.7 sq m (excludes store)

Limited Use Area(s) = 61 sq ft / 5.7 sq m

Total = 2265 sq ft / 210.4 sq m

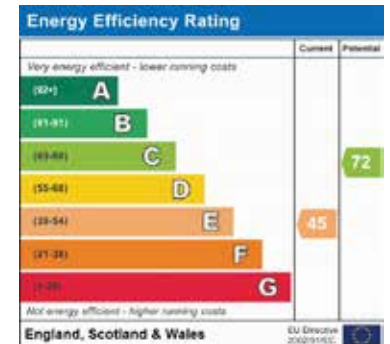
For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rchecom 2022. Produced for Willow & Stone Property Management (Mr & Mrs Clarke). REF: 866790



### Contact

T: +44 (0) 7867 526 071

E: [hello@ridgestoneproperty.com](mailto:hello@ridgestoneproperty.com)