



**Higginson House**  
Marlow, SL7



# Higginson House

## Marlow, SL7

4  3 

### 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

Higginson House is superbly located within Marlow, on one of its most exclusive roads. Marlow is a vibrant Georgian market town, positioned on the River Thames and on the doorstep of the Chiltern Hills & countryside designated as AONB.

The picturesque town centre can be reached within a level 5-minute walk, the riverside Higginson Park (donated to the town from the estate on the General's 100th birthday) and a wealth of boutique shops, restaurants and pubs including Tom Kerridge's Hand & Flowers (2 Michelin Star) just moments away.

Marlow is also home to several exceptional schools, both private and state funded, including Sir William Borlase, just a short walk from the house. London and national transport networks are easily reachable from Marlow and the M4 and M40 motorways are both quickly accessible nearby.

### Guide Price

£1,700,000

### Tenure

Freehold

### Local Authority

Buckinghamshire County Council

### Council Tax Band

Band: G









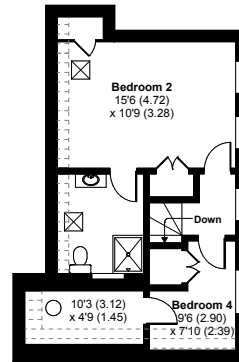
## Henley Road, Marlow, SL7

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

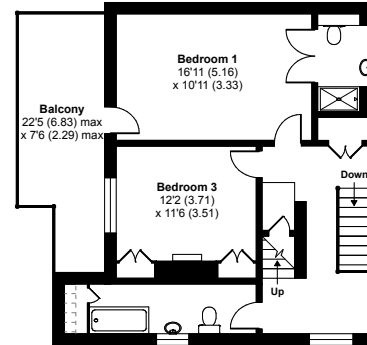
Limited Use Area(s) = 61 sq ft / 5.7 sq m

Total = 2265 sq ft / 210.4 sq m

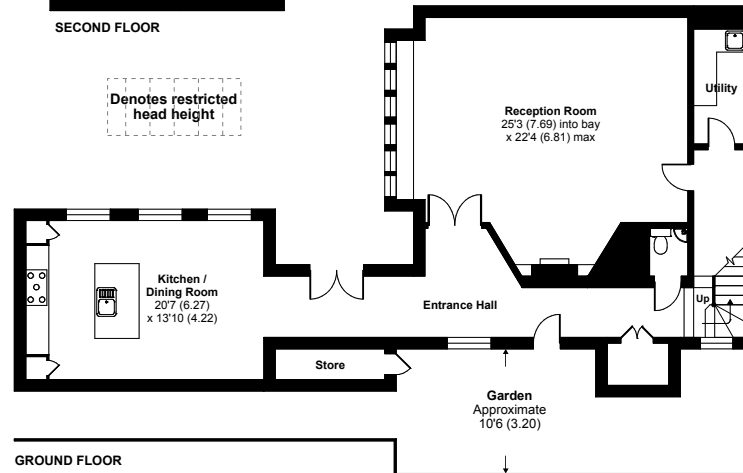
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Denotes restricted  
head height



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		45	72
		EU Directive 2002/91/EC	

### Contact

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