Knight Frank

RIPPLING WATERS

QUARRYWOOD ROAD, MARLOW, SL7

A STUNNING THREE BEDROOM VICTORIAN BOATHOUSE

Dating from circa 1880 is offered for sale for the first time in over four decades. Set within secluded, mature gardens and hidden from public view and enjoying a beautiful position on the River Thames.

Local Authority: Windsor and Maidenhead Borough Council

Council Tax band: E

Tenure: Freehold

Services: Mains electricity and water. Private drainage.

Guide price: £1,700,000

RIPPLING WATERS

This is a remarkable three-bedroom Victorian boathouse dating from circa 1880 with covered mooring in a picturesque and highly sought after area of Marlow.

The ground floor provides an enclosed covered mooring suitable for a vessel of up to approximately 30 feet, with an impressive ceiling height of around 10 feet at normal tide. This level also includes a separate kitchen area and shower room/WC, making it ideal for entertaining and enjoying riverside gatherings.

An ornate external spiral staircase leads to the upper floor accommodation. Here, the property offers two further bedrooms, one benefiting from a private balcony wrapped in mature vine foliage.

THE PROPERTY (CONTINUED)

The spacious main reception room features an open fireplace and enjoys glorious river views, while a charming dining area with panelled windows on two sides floods the space with natural light. A galley kitchen and bathroom complete the accommodation.

A charming one-bedroom studio, offering potential for enlargement (subject to the necessary planning consents), sits within the grounds and opens onto an iron-trellised walkway entwined with planting, guiding you towards the boathouse itself , a striking and picturesque riverside landmark.

GARDENS & GROUNDS

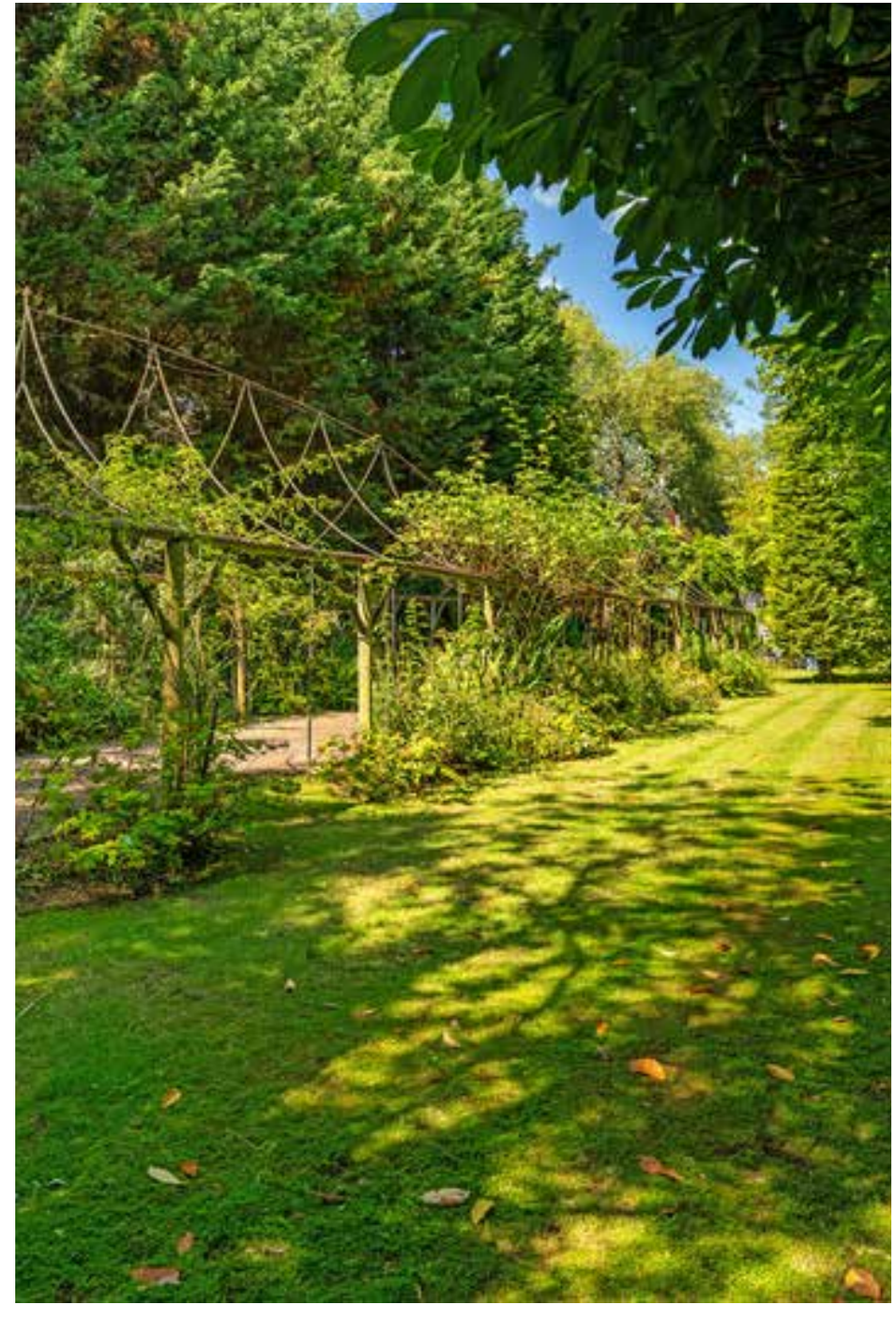
Set within secluded, mature gardens and hidden from public view, the property enjoys an enchanting position on the tranquil banks of the River Thames. Rich in character and heritage, it has previously provided a backdrop for the films True Blue and The Wind in the Willows, adding to its unique provenance.

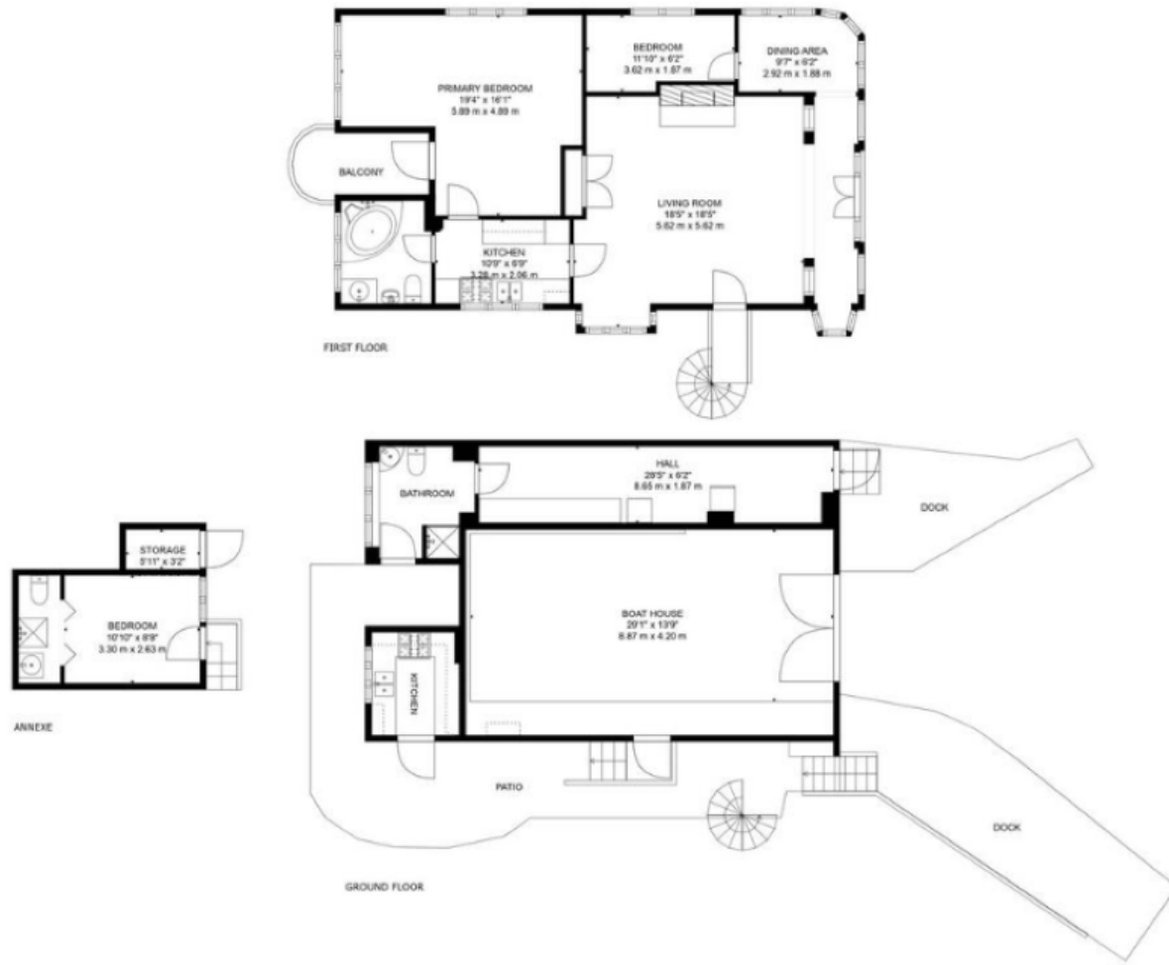
Approached via Quarry Wood Road through wrought-iron gates, the sense of privacy and serenity is immediate. The gardens, filled with established shrubs, flowers and winding pathways, create a magical, almost otherworldly setting leading down to the water's edge.

SITUATION

With its unparalleled setting, historic charm and cinematic past, this rare riverside home offers a truly unique lifestyle opportunity. Only upon personal inspection can the full beauty, character and tranquility of this extraordinary Victorian boathouse be fully appreciated.

Set amidst the rolling Chiltern Hills, Rippling Waters occupies a great position near the charming and historic market town of Marlow, one of Buckinghamshire's most desirable market towns. Nestled on the banks of the River Thames, Marlow is celebrated for its thriving High Street of independent boutiques, elegant cafés and renowned restaurants, including Michelin-starred dining. The town offers a vibrant yet refined lifestyle, with riverside walks, rowing, sailing and country pursuits on the doorstep. Marlow station provides regular services to London Paddington via Maidenhead, while the nearby M40 and M4 ensure swift access to Heathrow and Central London. Henley-on-Thames, Oxford and Windsor are all within comfortable reach, offering cultural, sporting and social amenities. The area is rich in leisure opportunities with golf, racing at Ascot and polo at Guards. Excellent schools include Sir William Borlase's Grammar School, The Beacon, Wycombe Abbey and Eton, making Marlow a sought-after location for families.





TOTAL: 1841 sq. ft, 172 m2
GROUND FLOOR: 791 sq. ft, 74 m2, ANNEXE: 129 sq. ft, 12 m2, FIRST FLOOR: 921 sq. ft, 86 m2
EXCLUDED AREAS: DOCK: 367 sq. ft, 35 m2, PATIO: 376 sq. ft, 35 m2, STORAGE: 15 sq. ft, 1 m2,
LOW CEILING: 4 sq. ft, 0 m2, BALCONY: 54 sq. ft, 5 m2, BAY WINDOW: 7 sq. ft, 1 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

(Including Basement / Loft Room)
Approximate Gross Internal Area = 172 sq m / 1841 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted to tell you more.

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