

PENDARVES, HIGHFIELD PARK, MARLOW
PRICE: £2,350,000 FREEHOLD

ANDREW MILSOM

PENDARVES,
HIGHFIELD PARK
MARLOW, SL7 2DE

PRICE: £2,350,000 FREEHOLD

Set in a much sought after residential area on the west side of town, this stunning five bedroom individual detached home is located less than a mile from Marlow High Street and provides outstanding accommodation of much style and quality.

SUNNY LANDSCAPED GARDENS: FIVE BEDROOMS: FIVE BATH/SHOWER ROOMS: LIVING ROOM: STUDY: SUPERB KITCHEN/DINING/FAMILY ROOM: UNDERFLOOR & RADIATOR HEATING: CLOAKROOM: UTILITY ROOM: BOOT ROOM: INTEGRAL & OAK FRAMED GARAGES: DRIVEWAY PARKING.

TO BE SOLD This superb detached family home provides outstanding accommodation of five bedrooms and five bath/shower room added to which is the standout kitchen/dining/family room with two storey glazed extension overlooking the sunny rear garden. Combining stylish architecture, high quality fittings and practical family accommodation, this truly impressive contemporary ship clad home must be viewed to be appreciated. An exhaustive extension/ modernising programme has been undertaken since 2019 which has included redecoration, refitting of the kitchen, cloakroom and bathrooms incorporating laying of porcelain tiled floors. This fine home occupies a location convenient for Sir William Borlase Grammar and Spinfield Primary Schools. Marlow has excellent sports and social facilities, a busy High Street with shops and restaurants and a railway station with trains, via Maidenhead, to London, Paddington which links to the Elizabeth Line. The M4 and M40 are accessible at Maidenhead and High Wycombe respectively. The accommodation comprises:

CANOPY ENTRANCE with front door to

ENTRANCE HALL Stairs to first floor, cloaks and storage cupboards, door to garage,

CLOAKROOM white suite of WC, wash space with vanity drawers.



KITCHEN/DINING/FAMILY ROOM. A superb room with a double height glazed area with electric blinds, sliding doors onto a raised deck, space for a dining table and sofas with pleasant views of the garden, wood burning contemporary stove, range of quartz topped white gloss wall and base units with contrasting wall. cupboards, two stainless steel sinks with Quooker boiling and filtered water tap, steaming and conventional ovens, two full size fridge/freezers, dishwasher, retractable bin stores, Island unit with an induction hob, warmer drawer, central extractor, breakfast bar, seating for three, window overlooking rear garden, Rako controls for lights & blinds.





LIVING ROOM windows overlooking the rear garden, contemporary wood burning stove with marble hearth, cupboard housing wiring for Sonos system and hub for broadband.

STUDY window overlooking rear garden.

UTILITY ROOM Quartz work surface, white gloss cupboards, Ideal gas boiler, space for drier and washing machine, door to garage, glazed door to outside and door to **BOOT ROOM** shelving, glazed door to the front.

FIRST FLOOR LANDING glazed balustrade overlooking the glazed sitting and dining areas,



BATH/SHOWER ROOM panelled bath, wash basin with vanity drawers, WC, walk-in shower, glazed screen, heated tower rail, extractor fan.

BEDROOM FOUR two radiators, window overlooking the front garden, mirror fronted wardrobes.



BEDROOM THREE radiator, window with garden view, mirror rear fronted wardrobes. **ENSUITE SHOWER ROOM** with WC, wash basin with vanity drawers, glazed and tiled shower cubicle, underfloor heating, heated towel rail, sun pipe.

UPPER LANDING stairs to second floor, glazed balustrade overlooking the hall, airing cupboard with Ideal pressurized hot water cylinder and shelving.

BEDROOM TWO radiator, window with garden view, mirror rear fronted wardrobes **ENSUITE SHOWER ROOM** with WC, wash basin with vanity drawers, glazed and tiled shower cubicle, sun pipe, underfloor heating, heated towel rail.

PRIMARY BEDROOM SUITE



BEDROOM ONE vaulted ceiling, double glazed windows with glazed balustrade. **DRESSING ROOM** range of mirror fronted wardrobes, dressing table, shelving, **ENSUITE SHOWER ROOM** with bidet, WC, wash basin with vanity drawers, walk-in tiled and glazed shower cubicle, two heated towel rails, sun pipe, underfloor heating.

SECOND FLOOR.

BEDROOM SUITE/GAMES ROOM three Velux windows, Cathedral window, vaulted ceiling, two radiators, door with steps up to large eaves storage space, walk-in store **ENSUITE BATH/SHOWER ROOM** deep bath, heated towel rail, wash basin with vanity drawers, WC, walk-in shower cubicle with glazed screen.

OUTSIDE

INTEGRAL GARAGE suitable for conversion to a reception room, roller door, light and power.

THE FRONT GARDEN has a resin bonded shingle drive and a wide approach from Highfield Park. There is ample parking, log and bin stores. **OAK FRAMED GARAGE** with roller door, light and power. Gates to rear garden, light, meter cupboards, tap and EV Charger.



THE REAR GARDEN is south and west facing and has been superbly landscaped with a raised teak deck, steps down to a large expanse of lawn, enclosed by brick walling and screened with variety of trees and shrubs. There is an artificial grass sports area, ideal for all number of uses and a useful garden store.



M49490926 EPC BAND: C
COUNCIL TAX BAND G

VIEWING: Please contact our Marlow office marlow@andrewmilsom.co.uk or 01628 531 222.

DIRECTIONS: using **SL7 2DE** proceed up Highfield Park where Pendarves will be found on the left just before the right turn (also into Highfield Park

Approximate Gross Internal Area
Ground Floor = 162.3 sq m / 1,747 sq ft
First Floor = 125.9 sq m / 1,355 sq ft
Second Floor = 53.4 sq m / 575 sq ft
External Cupboard = 1.8 sq m / 19 sq ft
Total = 343.4 sq m / 3,696 sq ft
(Including Internal Garage / Excluding Void & Detached Garage)



Illustration for identification purposes only,
measurements are approximate, not to scale.

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