



RYECROFT, SEYMOUR PLAIN, MARLOW
PRICE: £1,350,000 FREEHOLD

am ANDREW
MILSON

**RYECROFT
SEYMOUR PLAIN
MARLOW
BUCKS SL7 3BZ**

PRICE: £1,350,000 FREEHOLD

Situated in this peaceful setting yet within one mile of Marlow town centre, a much improved and tastefully presented detached family home with well planned and adaptable living accommodation worthy of an internal inspection.

**PRIVATE REAR GARDEN:
MAIN BEDROOM WITH EN SUITE
BATHROOM: TWO ADDITIONAL FIRST
FLOOR BEDROOMS: FAMILY
BATHROOM: ENTRANCE HALL:
CLOAKROOM: LARGE LIVING/DINING
ROOM: SNOOKER ROOM: IMPRESSIVE
AND RECENTLY REFITTED
KITCHEN/BREAKFAST ROOM: UTILITY
ROOM:
TWO ADDITIONAL GROUND FLOOR
RECEPTION ROOMS/OPTIONAL
BEDROOMS THAT COULD BE UTILISED
AS A SELF CONTAINED ANNEXE:
AMPLE DRIVEWAY PARKING: GAS
CENTRAL HEATING: PEACEFUL
SETTING ABOUT ONE MILE FROM
MARLOW HIGH STREET.**

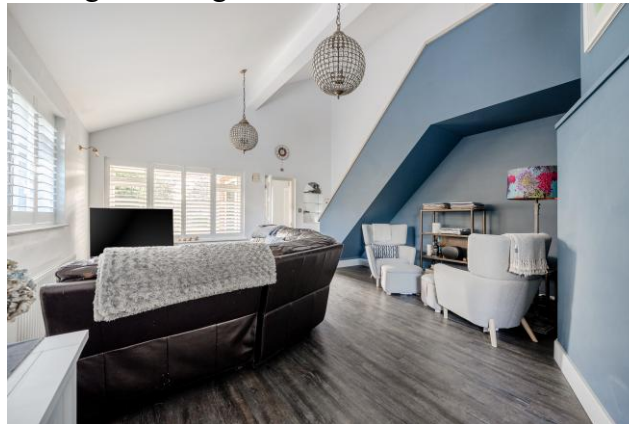
TO BE SOLD: a well appointed detached home situated in this popular and private setting providing good sized and adaptable living accommodation ideal for a family with the added benefit of creating a self contained annexe on the ground floor. Seymour Plain is located within one mile of Marlow High Street with its excellent range of shopping, sporting and social

facilities. For young families the house is within the Holy Trinity/Sandygate School & Burford Primary school catchments and Great Marlow Secondary School and Sir William Borlase's Grammar Schools. Marlow also has a railway station with trains to London Paddington, via Maidenhead and the Elizabeth Line. The M4 and M40 motorways are accessible, via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively.

The accommodation comprises:
Part glazed front door to

ENTRANCE HALL Amtico flooring, double glazed frosted window, vertical radiator.

CLOAKROOM comprising low level wc, vanity wash basin, tiled floor with underfloor heating, double glazed frosted window, radiator.



LIVING/DINING ROOM a dual aspect room with double glazed windows with fitted shutters, vaulted ceiling, stairs to first floor landing, Amtico flooring, radiators, sliding doors to:



SNOOKER ROOM with full size snooker table and bar, full height double glazed windows, bifold doors to garden, wall heaters.



IMPRESSIVE REFITTED KITCHEN/BREAKFAST ROOM fitted with a range of high gloss units, Quartz work surfaces and splashbacks, ceramic hob with extractor fan over, one and half bowl sink with Quooker tap, central island/breakfast bar with seating for 4 people, tall cupboard housing electric oven and grill, full height fridge/freezer, integrated dishwasher, vertical radiator, double glazed sliding doors to patio, double glazed window.

UTILITY ROOM with high gloss floor and wall units, single bowl sink, space & plumbing for washing machine and tumble dryer, radiator, Amtico flooring, double glazed window, larder and additional storage cupboard.

POTENTIAL ANNEXE AREA



OPTIONAL RECEPTION ROOM OR BEDROOM a front aspect room with double glazed window with fitted shutters, tv point, radiator, study area and door to **BEDROOM** a side aspect room with double glazed window, built in wardrobe, radiator.

FIRST FLOOR LANDING with inset lighting, cupboard housing central heating boiler and hot water cylinder, radiator.



BEDROOM ONE: a front aspect room with double glazed window with fitted shutters, fitted wardrobes, radiator. Door to:



EN SUITE BATHROOM comprising an enclosed panel bath with mixer taps and shower attachment, separate tiled and glazed shower, vanity wash basin, low level wc, heated towel rail, double glazed frosted window, tiled floor.

BEDROOM TWO: a rear aspect room with double glazed window, built in wardrobe, radiator.

BEDROOM THREE: a dual aspect room with double glazed windows, built in wardrobe, radiator.

FAMILY BATHROOM comprising an enclosed panel bath with mixer taps and shower attachment, separate tiled and glazed, twin vanity wash basins, low level wc, double glazed frosted window, heated towel rail, tiled floor.

OUTSIDE

TO THE FRONT is a driveway providing ample off road parking and gated side access leading to the rear.



TO THE REAR of the house is a paved patio area leading onto the remainder of the garden which laid to lawn with screening provided by mature trees and shaped hedges. Electric point and garden shed.

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EPC BAND: C

ANTI MONEY LAUNDERING (AML). All Estate Agencies, except those engaged solely in lettings work must comply with AML regulation. As a result on agreement of a purchase you will be invited to complete a mandatory AML check at a cost of **£30 plus VAT** per named buyer.

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

Approximate Gross Internal Area
261.3 sq m / 2,813 sq ft

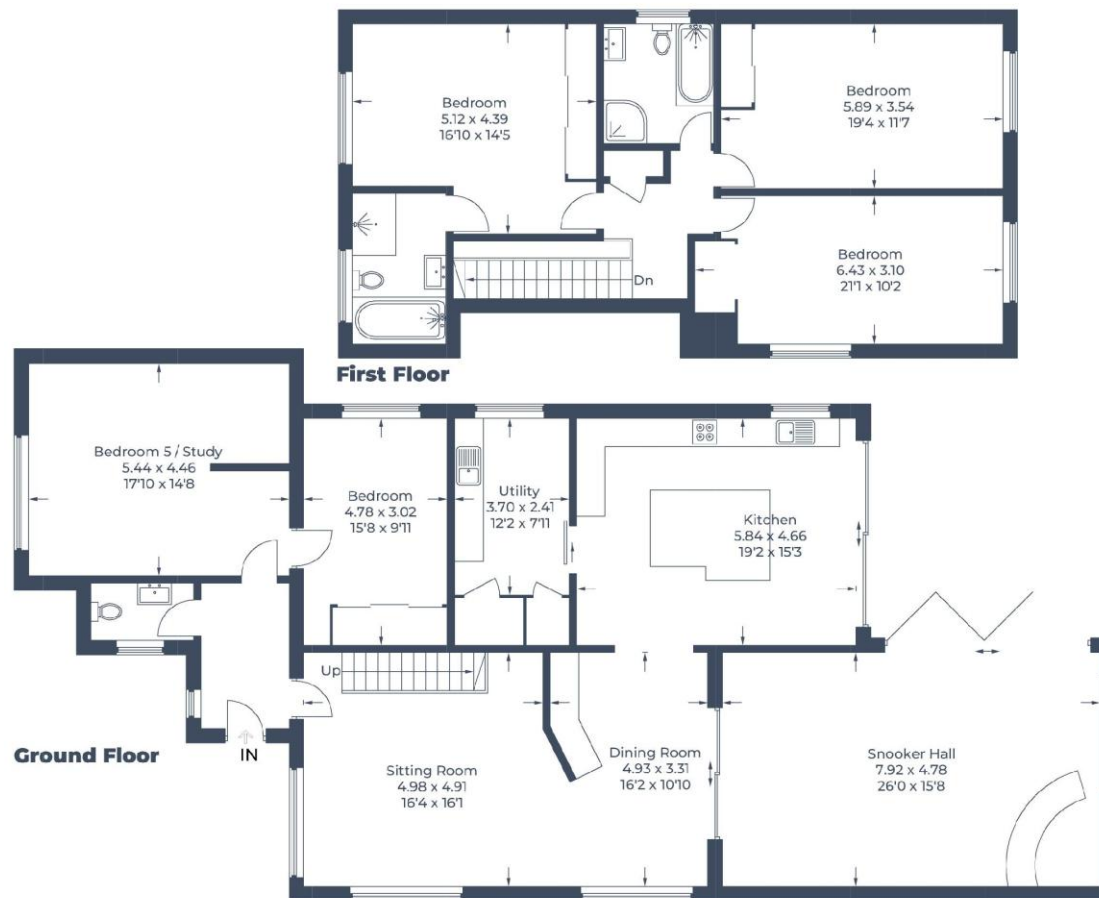


Illustration for identification purposes only,
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