



**TILECOTES HOUSE, OXFORD ROAD, MARLOW**  
**PRICE: £1,950,000 FREEHOLD**

**am** ANDREW  
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**TILECOTES HOUSE  
OXFORD ROAD  
MARLOW  
BUCKS SL7 2NT**

**PRICE: £1,950,000 FREEHOLD**

Built in 1792, a truly charming and rarely available grade II listed Georgian home situated within a short stroll of Marlow High St providing superbly appointed characterful living accommodation with many original features strongly recommended for an internal inspection.

**MATURE PRIVATE WALLED GARDEN:  
FOUR BEDROOMS: TWO WITH EN  
SUITE BATHROOMS: FAMILY  
BATHROOM: RECEPTION HALL/DINING  
ROOM: CLOAKROOM: IMPRESSIVE  
DUAL ASPECT LIVING ROOM WITH  
TWO FIREPLACES:  
KITCHEN/BREAKFAST ROOM: USEFUL  
CELLAR: GAS CENTRAL HEATING:  
DOUBLE GARAGE PARKING.**

**TO BE SOLD:** Tilecotes House is a delightful Georgian townhouse conveniently located close to parkland and a short walk to Marlow High St. The overall charm and character of this lovely family home can only be appreciated by an internal inspection. The well planned and spacious living accommodation boasts a wealth of stylish and original features which include ornate fireplaces, coved high ceilings, two impressive reception rooms, a useful cellar and garage parking. Marlow has excellent sports and social facilities, a busy High Street with variety of 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, via the Marlow Bypass, at Maidenhead and High Wycombe respectively. The accommodation comprises: Part glazed front door to **ENTRANCE LOBBY** with quarry tiled floor and door to:



**RECEPTION HALL/DINING ROOM** with sash window, wood block flooring, feature fireplace, part panelled walls, radiator and wide opening to **INNER HALL** with stripped wooden flooring, radiator and stairs to first floor landing.

**CLOAKROOM** comprising low level wc, wash hand basin, wood block flooring and door to **CELLAR** with double glazed window, stripped wooden flooring, utility cupboard, radiator.



**LIVING ROOM** an impressive dual aspect room with sash windows and doors to garden, two feature

fireplaces, recessed cupboard, stripped wooden flooring, radiators.



**KITCHEN/BREAKFAST ROOM** fitted with a range of Shaker style floor and wall units, wooden work surfaces incorporating a three seater, one and half bowl sink, stainless steel gas hob with cooker hood over, integrated fridge/freezer, dishwasher, microwave and electric oven, side aspect windows, wood block flooring, space and plumbing or washing machine, radiator.

**FIRST FLOOR LANDING** with vaulted ceiling, Velux window



**BEDROOM ONE** with sash window, feature fireplace, radiator and door to:  
**EN SUITE SHOWER ROOM** with walk in shower, wash basin, low level wc, porthole window, heated towel rail, fully tiled floor and walls.



**BEDROOM TWO** a front aspect room with sash window, stripped wooden flooring, radiator and door to **EN SUITE BATHROOM** tile enclosed bath with mixer taps and shower attachment, tiled and glazed shower, vanity wash basin, heated towel rail, tiled floor, extractor fan.

**BEDROOM THREE** a dual aspect room with sash windows, feature fireplace, stripped wooden flooring, built in wardrobe, radiator.

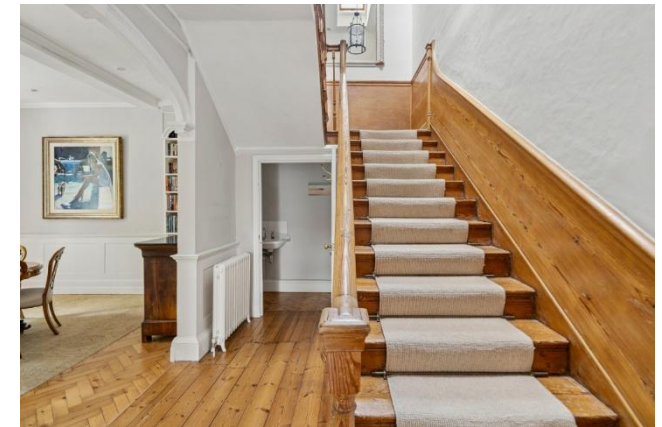
**BEDROOM FOUR** with sash window, radiator.



**FAMILY BATHROOM** with free standing original Victorian claw foot bath with shower attachment, separate tiled and glazed shower, vanity wash basin, heated towel rail, frosted window.



**OUTSIDE** Tilecotes House has a private walled garden with shaped patio area and an area of lawn with well stocked flower and shrub borders. Garden shed.



**DOUBLE GARAGE** there is a garage proving parking which is accessed off of Tilecotes Close

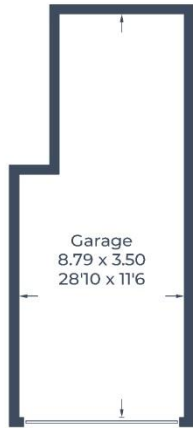
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**EPC BAND:tbc - COUNCIL TAX BAND:tbc**

**VIEWING:** Please contact our Marlow office [homes@andrewmilsom.co.uk](mailto:homes@andrewmilsom.co.uk) or 01628 890707.

**DIRECTIONS:** using the post code **SL7 2NT** from West Street proceed up Oxford Road where Tilecotes House can be on the corner of Cambridge Road.

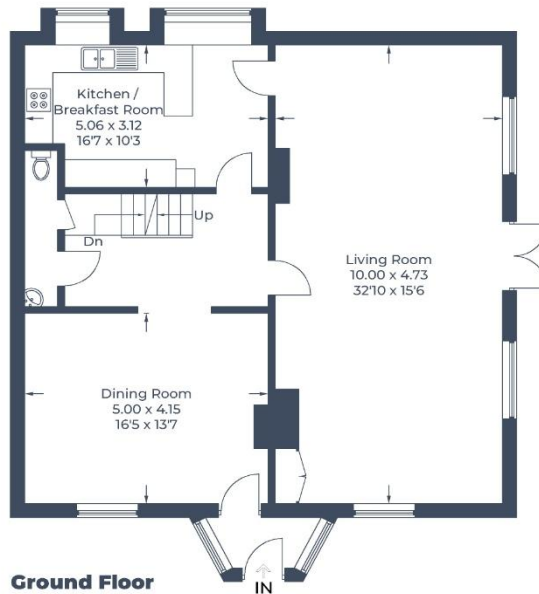
Approximate Gross Internal Area  
 Lower Ground Floor = 27.6 sq m / 297 sq ft  
 Ground Floor = 104.1 sq m / 1,121 sq ft  
 First Floor = 101.0 sq m / 1,087 sq ft  
 Garage = 27.8 sq m / 299 sq ft  
 Total = 260.5 sq m / 2,804 sq ft



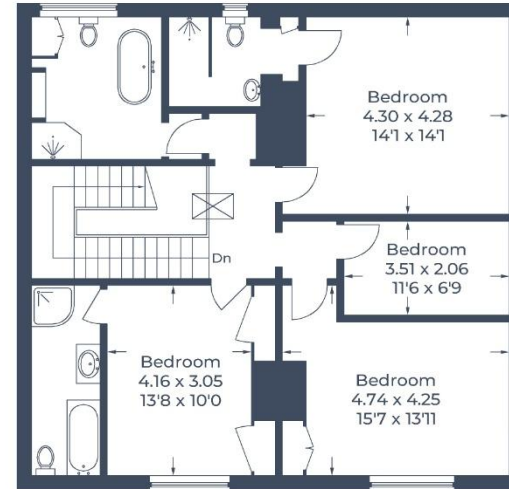
(Not Shown In Actual Location / Orientation)



**Lower Ground Floor**



**Ground Floor**



**First Floor**

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