



THE HYDE, MARLOW
PRICE: £1,500,000 FREEHOLD

am ANDREW
MILSOM

**THE HYDE
SPINFIELD LANE
MARLOW
BUCKS SL7 2LB**

PRICE: £1,500,000 FREEHOLD

Situated on rising ground on the favoured western side of Marlow, this modern four double bedroom detached home is set in pleasant south facing gardens and enjoys superb views towards Winter Hill.

**150FT SECLUDED PLOT:
FOUR DOUBLE BEDROOMS: ENSUITE
SHOWER ROOM: FAMILY BATHROOM:
CLOAKROOM: FAMILY ROOM: STUDY:
DOUBLE ASPECT LIVING ROOM:
KITCHEN/BREAKFAST ROOM:
UTILITY ROOM: GAS CENTRAL HEATING:
DOUBLE GLAZING: SOLAR PANELS:
DETACHED DOUBLE GARAGE:
AMPLE PARKING: NO ONWARD CHAIN.**

TO BE SOLD: this well designed and particularly spacious four bedroom detached home offers extended accommodation set back from Spinfield Lane on a secluded south facing 150ft plot. The property has well proportioned and light rooms and is conveniently located within an easy walk of Marlow High Street and Sir William Borlase Grammar School. This fine home which is set in Spinfield Primary school catchment is highly recommended for an internal viewing and has no onward chain. 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:

PILLARED ENTRANCE stone floor, outside light and front door to

ENTRANCE HALL stairs to Galleried Landing, wooden floor, radiator, cloaks hanging area.

CLOAKROOM white suite of low level w.c., wash basin, tiled splash back, wooden floor, radiator, extractor fan.



LIVING ROOM double aspect with double glazed patio doors, fireplace with log effect gas fire, two radiators and door to



STUDY triple aspect with part glazed door to rear, radiator and storage recesses.



FAMILY ROOM wooden floor, radiator and bow window.



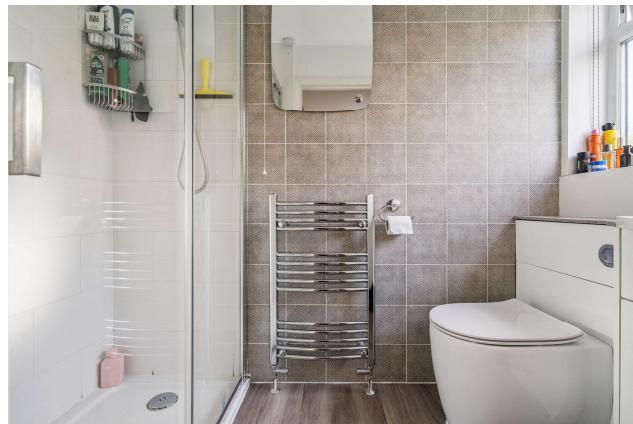
KITCHEN/BREAKFAST ROOM range of wall and base units, working surfaces, one and a half stainless steel sinks with mixer tap and single drainer, windows to side and rear, central island unit with four ring gas hob, fitted drawers, wine rack, cupboards, double oven, vinyl floor, Bosch dishwasher, space for fridge freezer, tall cupboards, space for breakfast table, heated towel rail, door to outside and door to

UTILITY ROOM single drainer stainless steel sink unit, cupboards under, space and plumbing for washing machine, space for tumble dryer, vinyl floor, radiator, Optia gas fired boiler with programmer.

FIRST FLOOR GALLERIED LANDING window with superb view over the gardens to Winter Hill, radiator, access to loft, airing cupboard housing hot water cylinder, immersion heater and shelving.



BEDROOM ONE radiator, double wardrobe and door to



ENSUITE SHOWER ROOM white suite of tile and glazed shower cubicle, thermostatic control, low level w.c. with concealed cistern wash basin with cupboard under, vinyl floor, tiled walls, heated towel rail.

BEDROOM TWO radiator, double wardrobe, window with view over the gardens to Winter Hill beyond.

BEDROOM THREE radiator, double wardrobe.

BEDROOM FOUR double aspect, eaves storage, radiator, single wardrobe.



BATHROOM white suite of panel bath, shower unit with glazed screen, vinyl floor, low level w.c., wash basin with vanity cupboards, heated towel rail.

OUTSIDE

THE GARDENS: The gardens lie mainly to the south of the property and measure approximately 90ft in depth. Access is gained from a shared driveway off Spinfield Lane and there is a two car parking bay with panelled and picket fencing, good sized lawn with well stocked borders, turning area and driveway providing further parking and leading to the

DETACHED DOUBLE GARAGE up and over door, light, power, electrical vehicle charger, personal door, recess storage, gas meter, access to
GARDEN STORE/WORKSHOP

DRAFT DETAILS AWAITING CLIENT'S APPROVAL



THE REAR GARDEN includes a wide flagstone patio with a bank of mature shrubs and trees with brick retaining wall, outside lighting and tap.

**M48930126 EPC BAND: C
COUNCIL TAX BAND: G**

VIEWING: Please contact our Marlow office homes@andrewmilsom.co.uk or 01628 890707.

DIRECTIONS: using the postcode **SL7 2LB** when proceeding up Spinfield Lane the driveway to The Hyde is on the right after 160 meters and as indicated by the Andrew Milsom 'For Sale' Board.

ANTI MONEY LAUNDERING (AML). All Estate Agencies, except those engaged solely in Lettings work must comply with AML Regulations. 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
 Ground Floor = 105.1 sq m / 1,131 sq ft
 First Floor = 94.7 sq m / 1,019 sq ft
 Garage = 38.7 sq m / 416 sq ft
 Total = 238.5 sq m / 2,566 sq ft

