



**CROFT FARM, HENLEY ROAD, MARLOW**  
**PRICE: £2,150,000 FREEHOLD**

**am** ANDREW  
MILSON

**CROFT FARM  
HENLEY ROAD  
MARLOW  
BUCKS SL7 2BZ**

**PRICE: £2,150,000 FREEHOLD**

Situated on the sought-after western side of Marlow and within walking distance of the High St, Higginson Park and the river, Croft Farm is a superbly appointed detached family home with well planned and spacious living accommodation of over 2700 sq ft worthy of an internal inspection.

**GOOD SIZE AND PRIVATE GARDEN:  
FOUR/FIVE DOUBLE BEDROOMS: TWO  
WITH ENSUITE FACILITIES: FAMILY  
BATHROOM: ENTRANCE HALL:  
CLOAKROOM: STUDY: LIVING ROOM:  
GARDEN ROOM: IMPRESSIVE  
KITCHEN/DINER: UTILITY ROOM: FAMILY  
ROOM: GATED DRIVEWAY PARKING:  
GAS CENTRAL HEATING: DOUBLE  
GLAZING: DANESFIELD PRIMARY SCHOOL  
& SIR WILLIAM BORLASE GRAMMAR  
SCHOOL CATCHMENT.**

**TO BE SOLD:** this well designed and particularly spacious four/five bedroom detached home offers extended and tastefully presented living accommodation conveniently located within half a mile of Marlow town centre. This fine home which is set in Danesfield Primary and Sir William Borlase's grammar schools catchment, both of which hold Outstanding Ofstead ratings is highly recommended for an internal viewing. 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:

Panelled front door with keyless-entry opens into a welcoming **ENTRANCE HALL** stairs to first floor landing with cupboards under, solid wooden floor, radiator, double glazed frosted windows.

**CLOAKROOM** with low level w.c., wash basin, radiator, double glazed frosted windows.



**LIVING ROOM** a spacious rear aspect room with feature fireplace with bio fuel fire and tv wall, dresser unit, radiator and wide opening to:



**GARDEN ROOM** a lovely addition to this home with double glazed windows, tiled roof, French doors to garden, tiled floor, radiator.

**STUDY** a front aspect room with double glazed window, radiator, an open fireplace.

**FAMILY/GAMES ROOM** a dual aspect room with double glazed windows and doors to garden, radiator.



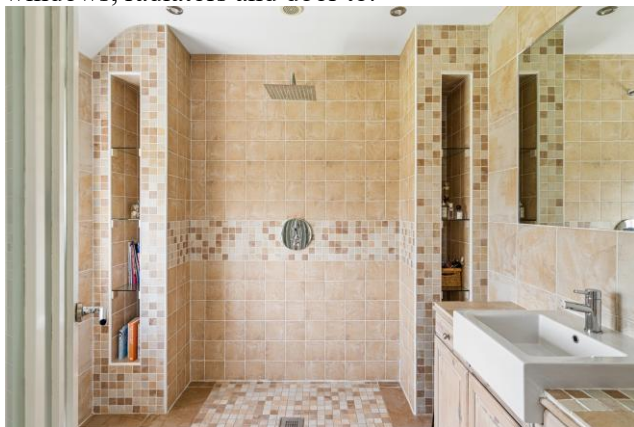
**KITCHEN/DINER** fitted with a range of bespoke handmade Shaker style floor and wall units, granite work surfaces, central island/breakfast bar, double bowl sink, space for range style cooker with extractor fan over, integrated dishwasher, under counter freezer, larder cupboard, tiled floor, American style fridge/freezer, double glazed doors to garden.

**UTILITY ROOM** with matching floor and wall units, sink, space and plumbing for washing machine and tumble dryer, heated drying area, central heating boiler, double glazed windows and door to side.

**FIRST FLOOR LANDING** access to loft with drop down ladder, radiator.



**BEDROOM ONE** a dual aspect room that could either be used as one generous master bedroom or divided to create a fifth bedroom with double glazed windows, radiators and door to:



**ENSUITE SHOWER ROOM** designed in a wet room style with walk in shower, vanity wash basin, fully tiled walls, heated towel rail.



**BEDROOM TWO** a rear aspect room with double glazed window, built in wardrobes, radiator and door to:

**ENSUITE SHOWER** with tiled and glazed shower, wash basin, low level wc, heated towel rail.

**BEDROOM THREE** a front aspect room with double glazed window, built in wardrobes, radiator.

**BEDROOM FOUR** a dual aspect room with double glazed windows, electric blinds, radiator.

**FAMILY BATHROOM** free standing roll top bath with ceiling fill tap, separate tiled and glazed shower, wash basin, mirrored cupboard, part tiled walls, heated towel rail, double glazed frosted windows.

### **OUTSIDE**

Croft Farm is set back from the Henley Road and accessed through the electric gates leading to a large shingled driveway which is screened to the front by mature trees, ample lighting.



**THE SOUTH FACING REAR GARDEN** is an attractive feature of this property with a full width decked entertaining area leading to the remainder of the garden is mainly laid to lawn with panelled fence surround and mature trees. Well stocked flower and shrub borders, summer house, pergola with climbing plants.

**EPC BAND:**  
**COUNCIL TAX BAND:**

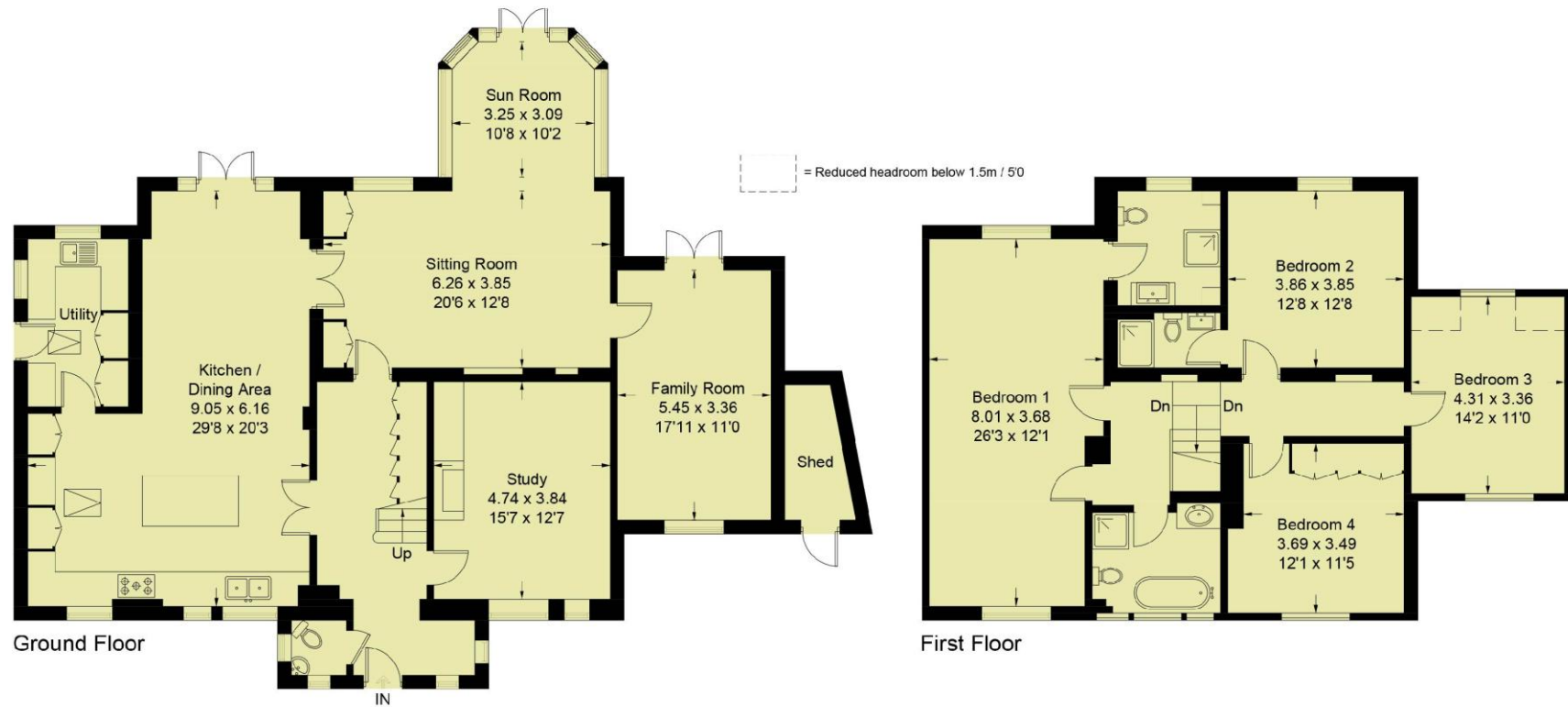
**VIEWING:** Please contact our Marlow office [homes@andrewmilsom.co.uk](mailto:homes@andrewmilsom.co.uk) or 01628 890707.

**DIRECTIONS:** using the postcode **SL7 3BZ** when proceeding along the Henley Road from Marlow town centre, the subject property can be found on the left hand side identified by an 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 = 252.4 sq m / 2,717 sq ft (Excluding Shed)



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.

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