



THE OLD STABLES, HIGHFIELD PARK, MARLOW
PRICE: £2,150,000 FREEHOLD

**THE OLD STABLES
HIGHFIELD PARK
MARLOW
BUCKS SL7 2LE**

PRICE: £2,150,000 FREEHOLD

Situated in this peaceful and popular setting yet within easy access of Marlow High St, a charming attached Victorian family home that has been considerably improved and cleverly remodelled and now provides a tasteful blend of character and stylish contemporary living accommodation worthy of an internal inspection.

**PRIVATE LANDSCAPED GARDENS:
FIVE BEDROOMS: TWO WITH EN SUITE
FACILITIES: FAMILY SHOWER ROOM:
USEFUL LOFT ROOM: ENTRANCE HALL:
CLOAKROOM:IMPRESSIVE LIVING
ROOM WITH FIREPLACE: REFITTED
OPEN PLAN KITCHEN AND DINING AREA:
PLAYROOM:UTILITY ROOM: GAS
CENTRAL HEATING: LARGE DOUBLE
GARAGE:DRIVEWAY PARKING:SIR
WILLIAM BORLASE AND SPINFIELD
PRIMARY SCHOOL CATCHMENT.**

TO BE SOLD: The Old Stables provides very spacious and well planned and adaptable living accommodation over three floors which has been beautifully and sympathetically refurbished by the present owners. Highfield Park is located on the popular west side of Marlow and within a third of a mile of Marlow town centre that 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 HALL with tiled floor, stairs to first floor.

CLOAKROOM comprising low level wc, wash hand basin, tiled floor.



IMPRESSIVE KITCHEN/BREAKFAST ROOM fitted with a range of Shaker style floor and wall units, Quartz work surfaces, space for range style cooker, central island/breakfast bar with inset Butlers sink, integrated dishwasher, space for fridge/freezer, tiled floor with underfloor heating, doors to paved courtyard to the front and rear via the Dining Room.

Leading through to **PLAYROOM** a triple aspect room with wooden flooring, vertical radiator.

DINING ROOM with tiled floor with underfloor heating, door to garden.



LIVING ROOM a dual aspect room with feature stone fireplace, wood block flooring, radiator, door to garden.

UTILITY ROOM with Shaker style units, wooden work surfaces, Butlers sink, central heating boiler, tiled floor.

FIRST FLOOR LANDING stairs to second floor, radiator, storage cupboards, window seat.



BEDROOM ONE a front aspect room, built in wardrobes, Door to



DRESSING ROOM with built in wardrobes, rear aspect doors with Juliet balcony.

EN SUITE BATHROOM comprising a tile enclosed bath with mixer taps and shower attachment, twin wash basins, walk in shower, low level wc, heated towel rail, Velux window.

BEDROOM TWO a rear aspect room with built in wardrobes, radiator.

BEDROOM THREE a front aspect room with radiator.

BEDROOM FOUR a front aspect room with eaves access, radiator and door to **EN SUITE BATHROOM** comprising large freestanding bath with mixer taps and shower attachment, walk in shower, tiled floor, low level wc, vanity wash basin, heated towel rail.

BEDROOM FIVE a rear aspect room with radiator.

FAMILY SHOWER ROOM with walk in shower, vanity wash basin, low level wc, heated towel rail, Velux window.

OUTSIDE to the front is a driveway providing off road parking and to one side there is vehicular access which leads to an additional parking space.

SECOND FLOOR LANDING

USEFUL LOFT ROOM there are two usable areas in the loft with radiators, eaves access, dual aspect windows, megaflo hot water cylinder.



THE REAR GARDEN is an attractive feature of The Old Stables having been thoughtfully landscaped with full width paved patio to the rear of the house leading up to a lawned area of garden and a further paved seating area. Steps lead up to a further area of lawn. The garden is well stocked with flowers and shrubs and offers a high degree of privacy. There is vehicular access to the side of the property which leads to an additional parking space in one corner of the rear garden.

DOUBLE GARAGE with electric up and over doors, light and power.

M49501026 EPC BAND: D
COUNCIL TAX BAND: G

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

DIRECTIONS: using the postcode **SL7 2LE** from the Henley Road take the second turning into Highfield Park and continue to the top of the road where the turning to The Old Stables can be found on the right hand side.

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 = 145.0 sq m / 1,561 sq ft
 First Floor = 123.6 sq m / 1,330 sq ft
 Second Floor = 40.2 sq m / 433 sq ft
 Total = 308.8 sq m / 3,324 sq ft
 (Including Garage)

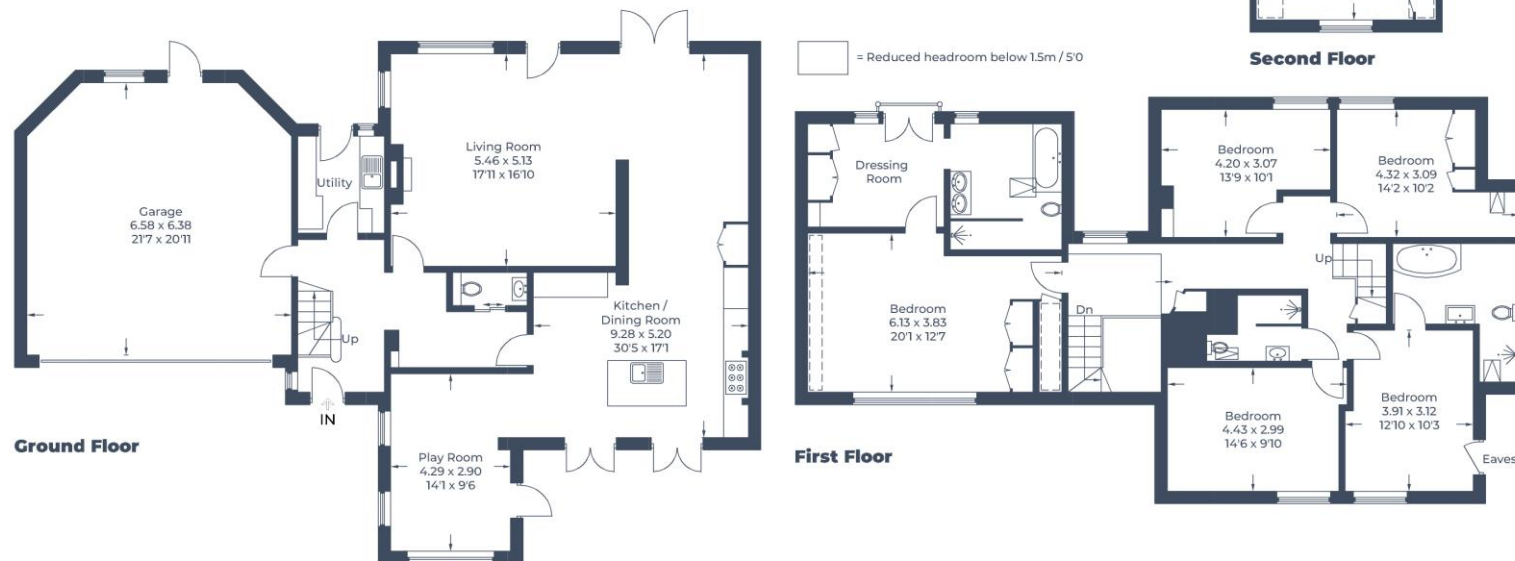


Illustration for identification purposes only,
 measurements are approximate, not to scale.
 © CJ Property Marketing