



**HILL FARM COTTAGE, MARLOW BOTTOM**  
**PRICE: £1,175,000 FREEHOLD**

**am** ANDREW  
MILSOM

**HILL FARM COTTAGE  
HILL FARM ROAD  
MARLOW  
BUCKS SL7 3LX**

**PRICE: £1,175,000 FREEHOLD**

Situated on rising ground with superb views over the Thames Valley a delightful three bedroom character home, originally part of Hill Farm offering superbly maintained accommodation in delightful grounds.

**THIRD OF AN ACRE GROUNDS:  
MAIN BEDROOM WITH ENSUITE  
BATHROOM: SHOWER ROOM:  
CLOAKROOM: TWO FURTHER BEDROOMS:  
STUDY: DINING ROOM: SITTING ROOM:  
LIVING ROOM: KITCHEN WITH AGA:  
GAS CENTRAL HEATING: BANHAM  
SECURITY: DOUBLE GLAZING: GARAGE:  
PARKING: STUDIO OFFICE WITH KITCHEN.**

**TO BE SOLD:** Originally part of Hill Farm this superbly presented and well maintained three bedroom period home with attractive brick and flint elevations is set in delightful gardens in an elevated semi-rural location with outstanding country views. An internal inspection will reveal light and good size rooms with character feature that include oak and quarry tiled floors, open fireplaces, exposed beams and brick and flint walling. This superb home is quietly located on the western outskirts of Marlow Bottom in popular Hill Farm Road and adjoins farmland to the rear whilst being less than a mile from shops in the village. 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:

**ENTRANCE PORCH** stable front door and door to



**DINING ROOM** oak floor, glazed display cabinets, central shelving, wine store, book casing, storage cupboard steps up to Inner Hall, door to



**KITCHEN** range of white painted wall and base units, granite working surfaces, inset butlers sink, plumbing for dishwasher, gas Aga with three oven and two hobs, space for table, shelved larder, quarry tiled floor, built in fridge and freezer, water softener, step up to

**REAR HALL** stable door to outside, quarry tiled floor, radiator, Velux roof light, door to



**SITTING ROOM** double aspect room with radiator, ceiling beams, gas fire with wide hardwood and brick mantel, stairs up to

**BEDROOM THREE** feature brick and flint wall with recess shelving, dressing table with drawers and cupboards, wardrobe, radiator.

**INNER HALL** oak floor, bookcase, stairs to First Floor, double doors to Living Room and door to

**CLOAKROOM** low level w.c., wash basin, radiator, tiled floor, shelved cupboard.



**LIVING ROOM** double aspect room, beamed ceiling, double glazed double doors to garden, feature brick fireplace with log burning stove, oak mantel, stone hearth and recess to side, two radiators.

**FIRST FLOOR LANDING** wide opening to

**STUDY AREA** Window to the front, two Velux roof lights, book casing, cupboard with Worcester gas fired boiler, programmer, airing cupboard, lagged hot water cylinder, immersion heater, radiator.

**BEDROOM TWO** double aspect, two Velux roof lights, fitted wardrobes, deep cupboard, radiator.

**SHOWER ROOM** with white suite of Quadrant shower cubicle, thermostatic control, wash basin on granite vanity stand, cupboards below, low level w.c., heated towel rail, tiled floor, medicine cupboards, glazed shelving, Velux roof light.



**BEDROOM ONE** deep double glazed bay window overlooking the gardens, wide Velux roof light with super view, fitted wardrobes with book shelving, two radiators, exposed beams and door to

**ENSUITE BATHROOM** white suite of panel bath, low level w.c., pedestal basin with vanity cupboard, exposed beams, heated towel rail/radiator, tiled floor.

**THE FRONT** is approached over a shared driveway onto a privately owned shingled parking area with brick walling, variety of shrubs and plants, well stocked flower beds, panel fencing and security lights. **SINGLE GARAGE** up and over door, light and power with adjoining **OFFICE** Velux roof light, window, light, power. **KITCHENETTE** wooden floor, wall and base units and door to outside.



**THE REAR GARDEN** is a feature of the property having been superbly landscaped with a wide flagstone patio, outside tap, security lighting, brick retaining walls, inset flower beds, a large filtered fish pond, bench seating, steps to the lawn which is bordered by superb flower and shrub beds with gated access to a **COPSE** backing onto horse fields and stocked with a variety of fruit trees. There is a large timber garden store ideal for machinery, a round house to enjoy views over the property to farmland beyond, behind which is a **SMALL PADDOCK** with post and rail fencing a fir, oak and apple tree.

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

**DIRECTIONS:** Please use **SL7 3LX** and proceed past the houses to where the lane narrows and the entrance to Hill Farm Cottage will be found on the left



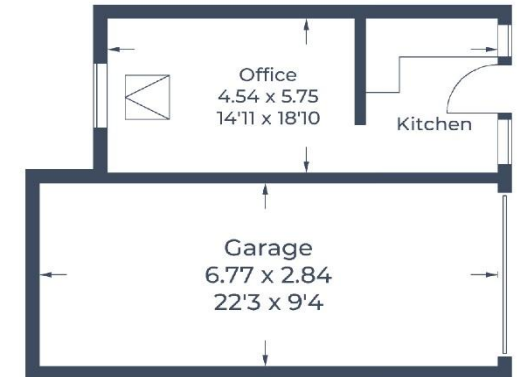
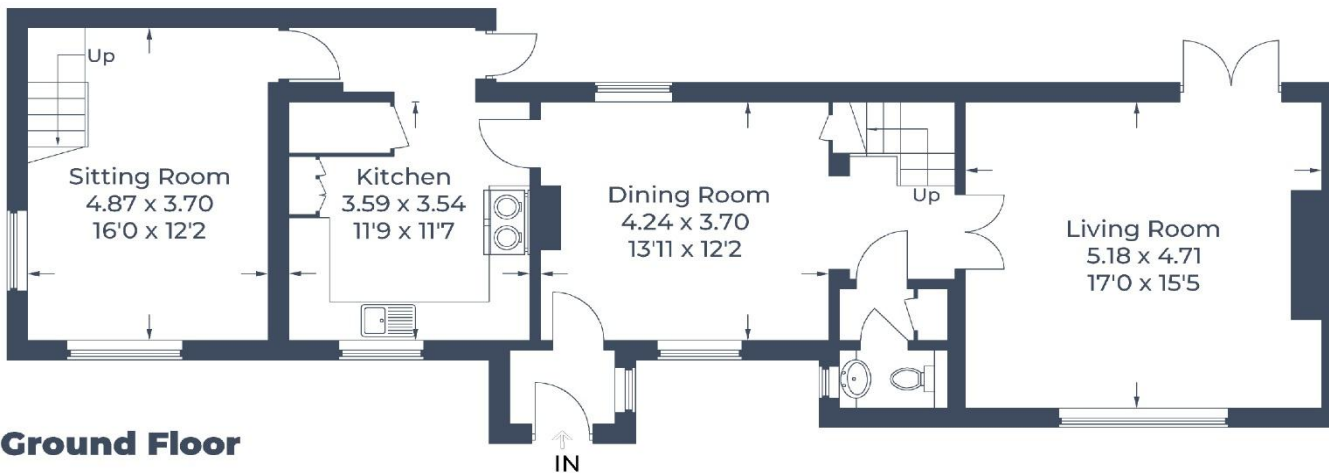
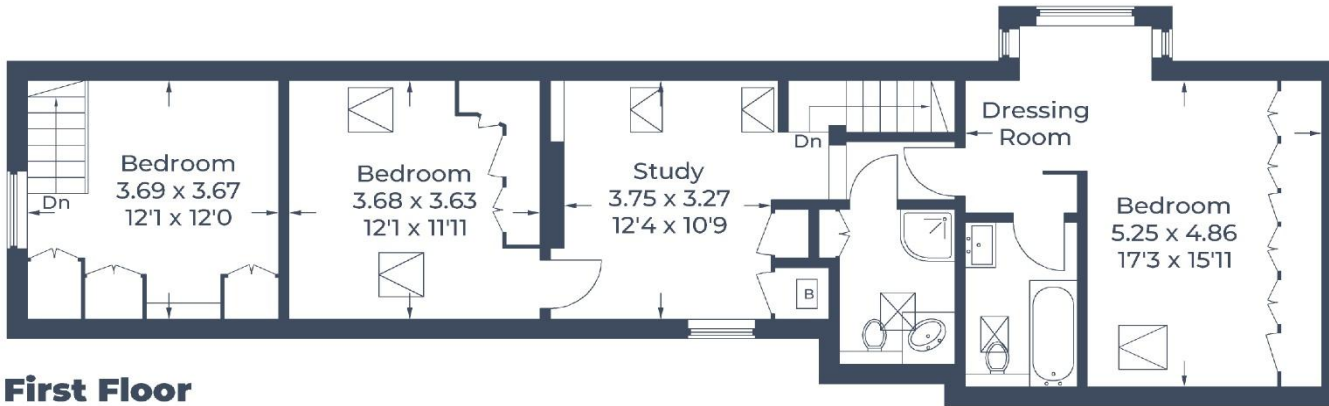
**M48640625 EPC BAND: D**  
**COUNCIL TAX BAND: F**



**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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 = 88.0 sq m / 947 sq ft  
 First Floor = 78.9 sq m / 849 sq ft  
 Outbuildings = 33.9 sq m / 365 sq ft  
 Total = 200.8 sq m / 2,161 sq ft



(Not Shown In Actual Location / Orientation)