



3 ABBEY COTTAGES, MEDMENHAM
PRICE £695,000 FREEHOLD

am ANDREW
MILSON

**3 ABBEY COTTAGES
FERRY LANE
MEDMENHAM
MARLOW
BUCKS SL7 2HB**

PRICE £695,000 FREEHOLD

Situated in the sought after conservation Thames side village of Medmenham just four miles west of Marlow, a pretty Grade Two listed period cottage set in a tucked away position close to the River Thames

**SOUTH FACING 90 FT REAR GARDEN:
THREE BEDROOMS: BATHROOM:
DINING ROOM: LIVING ROOM: KITCHEN:
STONE MULLION FRAMED LEADED LIGHT
WINDOWS: GARAGE/BOAT STORE:
USEFUL OUTBUILDINGS: SUPERB VIEWS:
NO ONWARD CHAIN.**

TO BE SOLD: this attractive Grade II Listed period home is situated off Ferry Lane in a secluded location within a stone's throw of the River Thames. The property, built in 1895, has attractive white rendered and chalk block elevations with leaded light windows, ornamental chimneys and a clay tiled roof. Set on an ample plot with a south facing rear garden, the property is being sold with no onward chain. The picturesque village of Medmenham is situated in an area of outstanding natural beauty with a 12th century church and historic pub, The Dog and Badger, run by Amarone. Linked by a regular bus service to Marlow and Henley, both of which provide extensive schools and shopping facilities. 3 Abbey Cottages is within a short walk of the River Thames, foot and bridal paths leading into The Chiltern Hills and Hambleden Valley. The M40 can be reached at High Wycombe 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:



KITCHEN with front door, range of wall and base units, one and a half sinks with single drainer, new Beko washing machine, Hygena oven and four ring induction hob, tiled floor, opening and step up to living room and opening to:



DINING ROOM with original quarry tile floor, night storage heater, window and door onto the garden, fitted shelving, opening and step up to:



LIVING ROOM with roof window over stairs to first floor, recess under, open brick fireplace with shelve recess, night storage heater, windows overlooking front and rear gardens.

FIRST FLOOR LANDING access to loft and night storage heater.



BEDROOM ONE. Original cast iron corner fireplace

BATHROOM with white suite of panel bath, low level WC, pedestal basin, heated towel rail, wall heater.



BEDROOM TWO an L-shaped room, original cast iron fireplace, roof lights, eaves storage.

BEDROOM THREE hanging rail and shelf.

OUTSIDE



THE FRONT GARDEN is approached off the lane where there is **PARKING**. The gate opens to a flag stone patio with a large timber outbuilding including a greenhouse, log store and store/garden room with electricity. There are well stocked flower and shrub beds, Alpine flower houses and integral to the house is a large stone garden store..



THE REAR GARDEN includes a crazy paved patio with walling to side, shaped lawn areas with well stocked flower and shrub borders enclosed by panel fencing and hedgerow. There is a garden shed, greenhouse and pedestrian access to Ferry Lane. **The rear garden measures approximately 90 feet in depth.**



GARAGE/BOAT STORE just a short stroll from the cottage at the end of the lane and reroofed in 2022.

**M48820526 EPC BAND: E
COUNCIL TAX BAND: F**



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

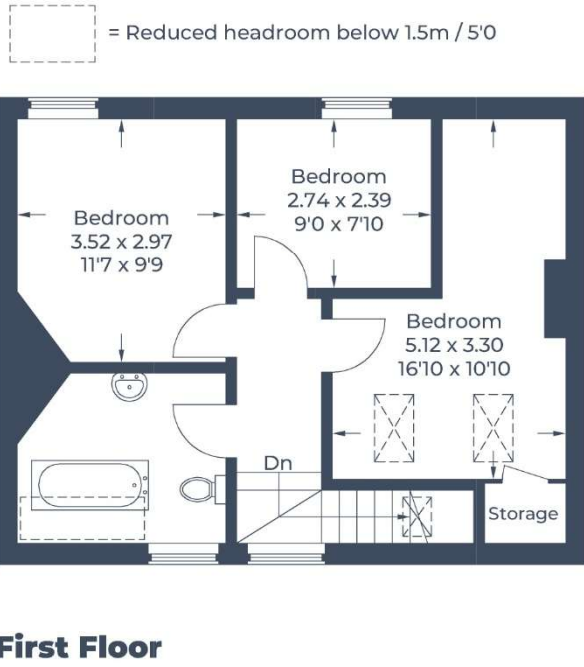
DIRECTIONS: using the postcode **SL7 2HB**, 3 Abbey Cottages is located towards the end of Ferry Lane. Please turn into the lane on the left immediately after the humpback bridge and no 3 is on the right.

ANTI MONEY LAUNDERING (AML). All Estate Agencies, except those engaged solely in lettings work must comply with AML regulation. 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.

DRAFT DETAILS - AWAITING CLIENTS APPROVAL

Approximate Gross Internal Area
 Ground Floor = 42.2 sq m / 454 sq ft
 First Floor = 46.5 sq m / 500 sq ft
 Total = 88.7 sq m / 954 sq ft
 (Excluding Outbuildings)



= Reduced headroom below 1.5m / 5'0

