



Gillmans Cottage

Medmenham, Buckinghamshire



Nestled in a desirable location on Henley Road, perfectly positioned in Medmenham, a sought-after hamlet between the riverside towns of Marlow (3 miles) and Henley (5 miles), this detached Grade II listed country cottage presents a truly unique and exciting opportunity. Previously utilised as luxury accommodation for a local restaurant, the property provides a superb canvas for its next chapter.

Details



PROPERTY PROFILE

- Detached grade II listed country cottage, previously used as luxury accommodation for local restaurant.
- Superb opportunity for a 4 bedroom detached family home with Listed Building Consent and planning permission in place, Ref: PL/26/02503/HB.
- Consent provided to open up the internal layout of the cottage creating a super family home including new kitchen, 2 receptions & 4 bedrooms, including 2 with ensuite.
- The proposals also include alterations to the outbuilding and enable its use as a home office.
- Driveway parking.
- Gardens to the front and rear of the property with garden room and a potential vegetable garden at the rear.
- Located between the riverside towns of Marlow, 3 miles, and Henley, 5 miles.
- Within catchment of Danesfield Primary School, rated 'outstanding' by Ofsted.
- Wider selection of local schooling at Grammar, secondary and private levels.
- Close to beautiful countryside and the River Thames, ideal for those who enjoy outdoor pursuits.

The true potential of this property lies in the comprehensive Listed Building Consent/Planning Permission already in place. This consent allows for its transformation into a magnificent four-bedroom detached family home, thoughtfully designed to blend historical character with contemporary living. The consent provided includes opening up the internal layout of the cottage creating a super family home including a new kitchen, 2 reception rooms and 4 bedrooms, including 2 with ensuite facilities. The revised floor plan provides flow and enhanced functionality throughout the home.

Planning Reference: Drawings and documents related to this consent can be found through the Buckinghamshire Council website under reference PL/26/02503/HB.

Beyond the main cottage, the proposals extend to the main outbuilding, enabling its conversion into a dedicated home office. This addition is ideal for those seeking a quiet, private space for remote working or creative pursuits, adding value and versatility to the property.

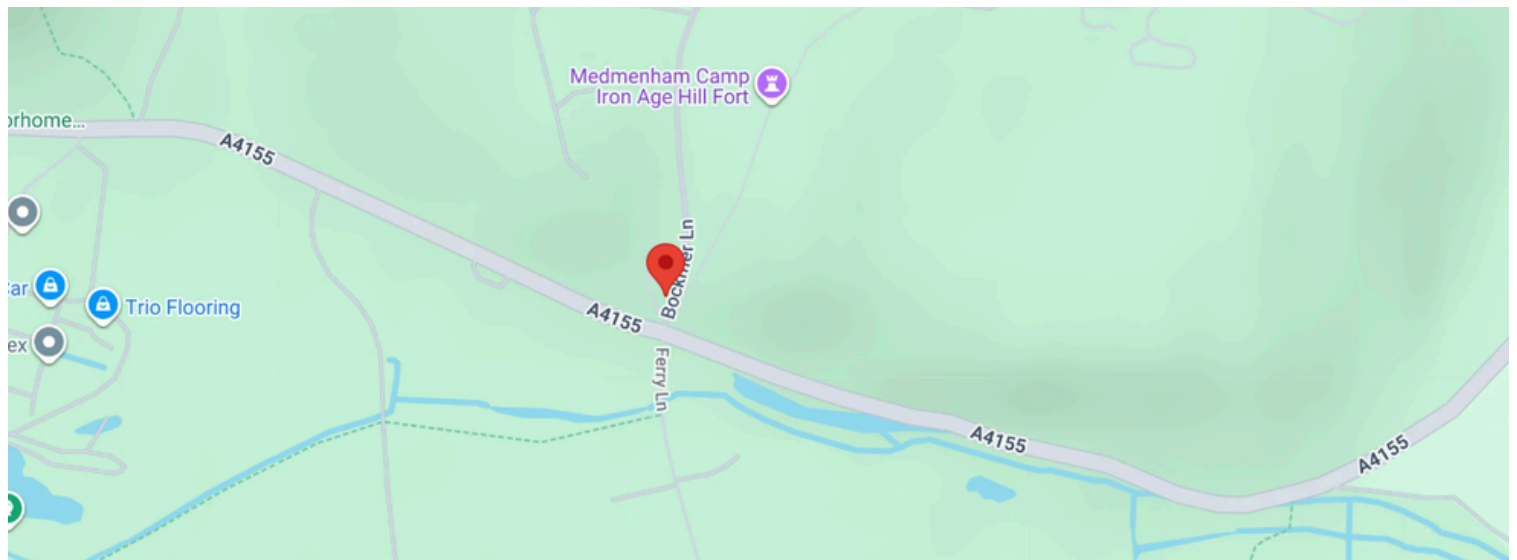
Location

THE NEIGHBOURHOOD

Location is a key advantage of this property. Families will appreciate being within the catchment area of Danesfield Primary School, which boasts an 'outstanding' Ofsted rating. Furthermore, the wider area offers an excellent selection of local schooling options at Grammar, secondary, and private levels, ensuring educational needs are well catered for. For those who cherish the outdoors, the property's proximity to beautiful countryside and the iconic River Thames provides endless opportunities for walking, cycling, boating, and other recreational activities.

This is more than just a house; it is an opportunity to create a bespoke family residence in a highly sought-after location, with the advantage of all necessary permissions already secured. Viewing is highly recommended to fully appreciate the scope and potential of this exceptional property.

Gillmans Cottage,
Henley Road,
Medmenham,
Marlow,
Buckinghamshire,
SL7 2HE













GILLMANS COTTAGE - MEDMENHAM, MARLOW

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GILLMANS COTTAGE - MEDMENHAM, MARLOW





Externally, the property benefits from convenient driveway parking. The gardens to both the front and rear offer delightful outdoor spaces. The rear garden, in particular, features a garden room, perfect for relaxation or entertaining, and also presents the potential for a vegetable garden with green house and shed, appealing to those with green fingers.

GILLMANS COTTAGE - MEDMENHAM, MARLOW





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Approximate Gross Internal Area = 221.6 sq m / 2,385 sq ft

Outbuildings = 26.7 sq m / 287 sq ft

Total = 248.3 sq m / 2,672 sq ft

Current Layout As Luxury Suites / Commercial Property



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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GILLMANS COTTAGE - MEDMENHAM, MARLOW

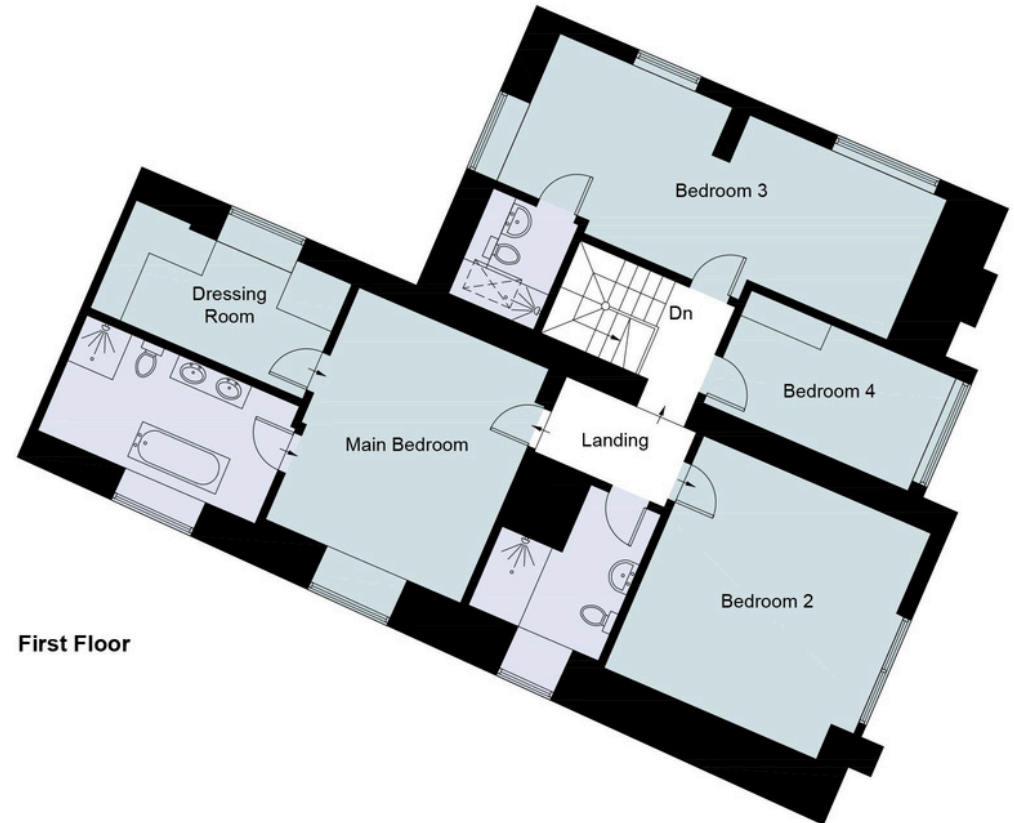
Gillmans Cottage, Henley Road



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Ground Floor



First Floor

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