



WYNDHAM HOUSE, HENLEY ROAD, MARLOW
PRICE: £2,950,000 FREEHOLD

am ANDREW
MILSOM

WYNDHAM HOUSE
17 HENLEY ROAD, MARLOW
BUCKS SL7 2BZ

PRICE £2,950,000 FREEHOLD

Set back from Henley Road on a 200ft plot half a mile west of Marlow High Street, an attractive 2011 built detached residence with well planned family accommodation arranged over three floors.

MATURE 0.28 ACRE GARDENS:
FIVE DOUBLE BEDROOMS:
FOUR BATH/SHOWER ROOMS: INNER WC
& CLOAKROOM: THREE RECEPTIONS:
KITCHEN/BREAKFAST/FAMILY ROOM:
UTILITY ROOM: DOUBLE GLAZING:
UNDERFLOOR & RADIATOR HEATING:
DETACHED GARAGE: PARKING:
NO ONWARD CHAIN.

TO BE SOLD: This stylish five double bedroom detached house is complemented by three ample reception rooms, four bath/shower rooms, three of which are ensuite and is set on a near large and private plot with a southerly aspect. The property has a deep frontage to Henley Road and is located within a level walk of Marlow High Street, country walks and riverside parkland. Marlow offers an excellent range of shopping, sporting and social facilities and the house is within a quarter of a mile of Sir William Borlase's Grammar School in the popular Danesfield Primary School catchment. Marlow has a railway station with train service to Paddington, via Maidenhead and the M4 and M40 are readily accessible, via the Marlow Bypass, at Maidenhead and High Wycombe respectively. This represents a great opportunity to purchase an impressive and particularly spacious detached family home in one of Marlow's most prestigious locations. The accommodation comprises:

PILLARED ENTRANCE, stone floor, lighting, front door to



RECEPTION HALL, oak flooring, entry phone, store, cloaks and understairs cupboard, attractive staircase to first floor.

CLOAKROOM white suite of WC, wash basin set in wide vanity dresser unit with pelmet lighting,

SITTING ROOM bay window.

DINING ROOM. bay window



LIVING ROOM double aspect with doors onto the garden. attractive stone fireplace, coal effect gas fire.



KITCHEN/BREAKFAST/FAMILY ROOM Triple aspect with range of contemporary and contrasting wall and base units, granite working surfaces, one and a half sinks, Neff four ring electric hob with two gas rings, Miele extractor hood, double ovens, Neff microwave, space for American style fridge freezer, wine fridge, Bosch dishwasher, retractable bins and larder, ceiling lantern, doors to outside, windows overlooking the rear, door to

UTILITY ROOM single drainer sink unit, working surface, space for drier and washing machine, door to side **INNER WC** pedestal basin and WC.



FIRST FLOOR GALLERIED LANDING with stairs to second floor, faux balcony, airing cupboard with manifolds for underfloor heating.



BEDROOM ONE with window overlooking the rear garden, dressing area with range of fitted wardrobes, door to **ENSUITE BATH/SHOWER ROOM** with deep bath, twin wash basins with vanity drawers and cupboards, WC, heated towel rail, shower recess with attachment and overhead rose.

BEDROOM TWO two double wardrobes, door to **ENSUITE SHOWER ROOM** with quadrant shower cubicle, overhead rose and attachment, WC, wash basin, tower rail.

BEDROOM THREE bay window. two double wardrobes, door to



FAMILY BATH/SHOWER ROOM with deep bath, WC, wash basin, wide shower cubicle with overhead rose and attachment, heated towel rail

BEDROOM FOUR bay window, two double wardrobes,

SECOND FLOOR,



GUEST SUITE OF BEDROOM FIVE/GAMES ROOM. four radiators, access to loft, walk in plant room with Worcester gas fired boiler, pressurized hot water cylinder, Grundfos water supply booster. **ENSUITE BATH/SHOWER ROOM** panel bath, WC, wash basin, heated towel rail, shower cubicle with thermostatically controlled shower unit, roof light, radiator.

OUTSIDE: The property is approached through remote control wrought iron pillared gates onto a block paved driveway for the hardstanding and turning of several vehicles. There are two lawns, maturing hedgerow, trees and panelled fencing. **DETACHED DOUBLE GARAGE** with up and over door, light, power and partitioning to form a single garage, workshop with separate door and a garden store. **THE REAR GARDEN** includes a raised full width flagstone patio with brick edging onto a good sized lawn, screened by conifers, beech

hedgerow and panelled fencing. There is a summer house, lighting, electrical point and a water tap.



VIEWING: please arrange to view with our **Marlow office** on **01628 890707** or by emailing homes@andrewmilsom.co.uk

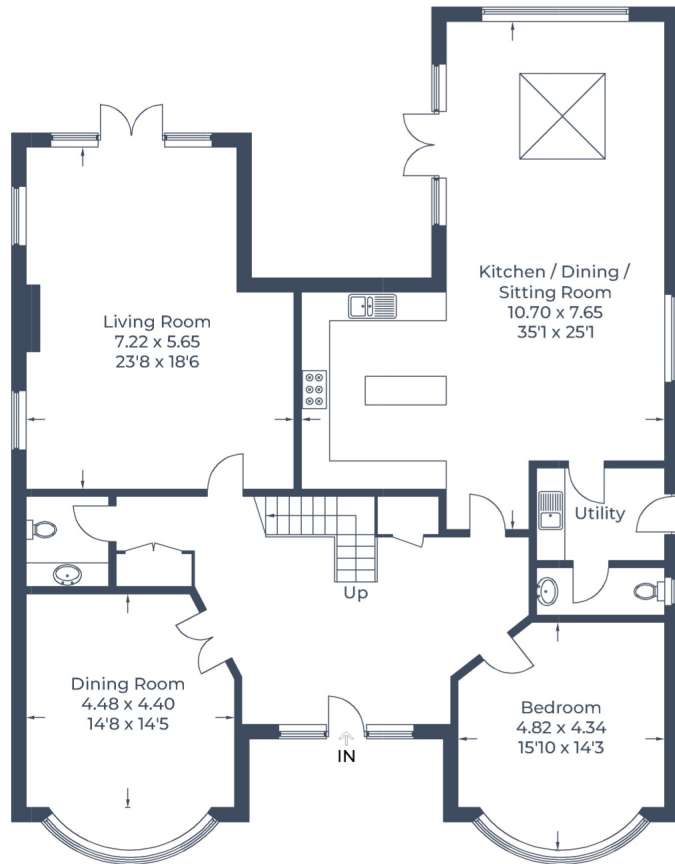
DIRECTIONS: Use **SL7 2BZ** and Wyndham House is on the south side of the Henley Road, half a mile from the High Street and opposite the turn to Highfield Park

M19630926 **EPC BAND: C**
COUNCIL TAX BAND: H

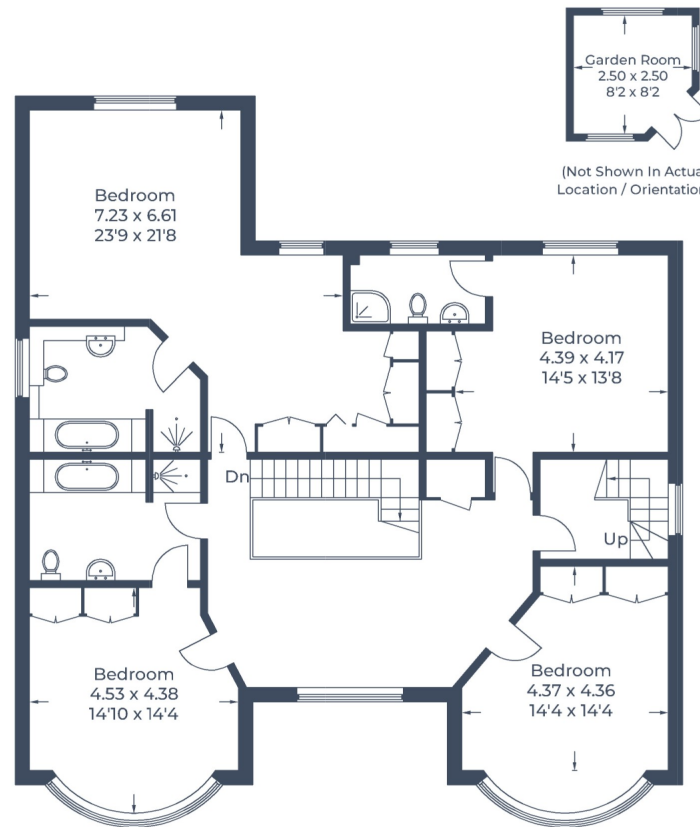
ANTI MONEY LAUNDERING (AML). All Estate Agencies, except those engaged solely in Lettings work must comply with AML Regulations. As a result on agreement of a purchase you will be invited to complete a mandatory AML check at a cost of £30 plus VAT per named buyer.

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.

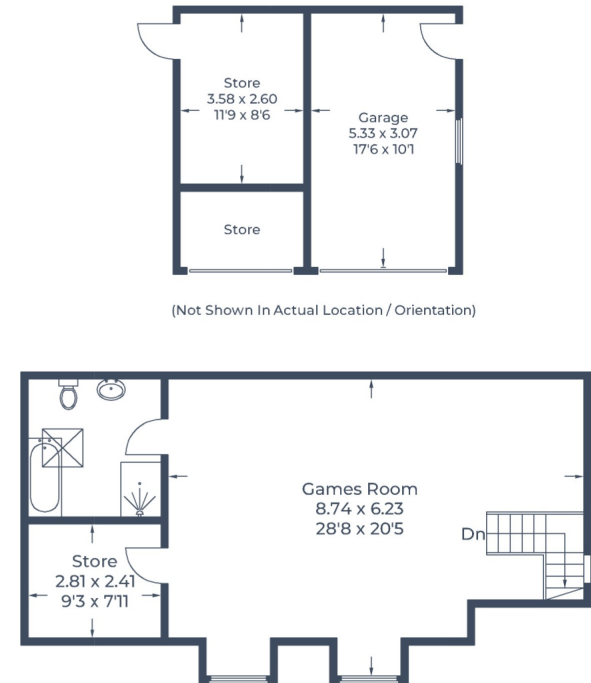
Approximate Gross Internal Area
 Ground Floor = 182.5 sq m / 1,964 sq ft
 First Floor = 155.6 sq m / 1,675 sq ft
 Second Floor = 63.9 sq m / 688 sq ft
 Outbuildings = 36.4 sq m / 392 sq ft
 Total = 438.4 sq m / 4,719 sq ft



Ground Floor



First Floor



Second Floor