



WINTER HILL VIEW, 27 THE RIDGEWAY, MARLOW
PRICE: £985,000 FREEHOLD

am ANDREW
MILSON

**WINTER HILL VIEW
27 THE RIDGEWAY
MARLOW
BUCKS SL7 3LQ**

PRICE: £985,000 FREEHOLD

Situated on rising ground approximately one mile north of the Marlow High Street with far reaching views to the front, a well planned detached family home with good sized and adaptable living accommodation worthy of an internal inspection.

PRIVATE REAR GARDEN BACKING ONTO OPEN COUNTRYSIDE: TWO FIRST BEDROOMS WITH EN SUITE SHOWER ROOMS: TWO ADDITIONAL FIRST FLOOR BEDROOMS: BATHROOM: ENTRANCE HALL: CLOAKROOM: LIVING ROOM: KITCHEN/BREAKFAST ROOM: UTILITY ROOM: TWO ADDITIONAL GROUND FLOOR RECEPTION ROOMS/OPTIONAL BEDROOMS: DRIVEWAY PARKING: GARAGE: GAS CNTRAL HEATING: DOUBLE GLAZING: NO ONWARD CHAIN: SANDYGATE/HOLY TRINITY PRIMARY SCHOOL CATCHMENT AREA.

TO BE SOLD: Situated in this popular residential setting, a spacious four bedroom detached family home fronting onto a central green with such features as four first floor bedrooms, two with en suite facilities, kitchen/breakfast room with doors to the rear garden, two additional ground floor rooms that could be either reception rooms or bedrooms and a private rear garden backing onto open countryside. The property is located in the popular Sandygate/Holy Trinity primary school catchment area close to local shops in Oaktree

Road and with superb views over the town. 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:

Part glazed front door to **ENTRANCE HALL** wood flooring, stairs to first floor landing, side aspect double glazed window, radiator.

CLOAKROOM comprising low level wc, wash hand basin, part tiled walls.



LIVING ROOM a dual aspect room with double glazed windows overlooking the central green, laminated wood flooring, covered radiator, tv point.



KITCHEN/BREAKFAST ROOM fitted with a matching range of white high gloss floor and wall units, wooden work surfaces, central island/breakfast bar, one and half bowl sink, space for range style cooker, integrated dishwasher and fridge/freezer, larder cupboard, space for American style fridge/freezer, full height double glazed windows and doors to garden.

UTILITY ROOM with floor and wall cupboards, one and half bowl sink, space and plumbing for washing machine, radiator.



GROUND FLOOR BEDROOM/SITTING ROOM with double glazed window, covered radiator, wooden flooring.

GROUND FLOOR BEDROOM/STUDY a side aspect room with double glazed window, wooden flooring, radiator.

FIRST FLOOR LANDING with space for desk, Velux window, airing cupboard with central heating boiler.



BEDROOM ONE with double glazed window providing far reaching views to the front, built in wardrobes, radiator and door to **EN SUITE SHOWER ROOM** with tiled and glazed shower, wash hand basin, low level wc, part tiled walls.



BEDROOM TWO a rear aspect room with double glazed window, fitted wardrobes, radiator. Door to **EN SUITE SHOWER ROOM** with tiled and glazed shower, wash hand basin low level wc, part tiled walls.

BEDROOM THREE a rear aspect room with double glazed window, radiator.

BEDROOM FOUR a side aspect room with double glazed window, radiator.

BATHROOM white suite comprising enclosed panel bath with shower over, vanity wash basin, low level wc, heated towel rail, tiled floor.



OUTSIDE to the front is an area of lawned garden and a driveway to one side providing off road parking leading to **GARAGE**. To the rear is a private garden backing onto open fields with a decked seating area to the rear of the house with sleeper surround. Steps lead up to the remainder of the garden which is mainly laid to lawn with additional block paved patio and brick garden store.

M49521026 **EPC BAND: C.**
COUNCIL TAX BAND: tbc

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

DIRECTIONS: using the postcode **SL7 3LQ**. The subject property can be found at the top of The Ridgeway fronting onto the central green.

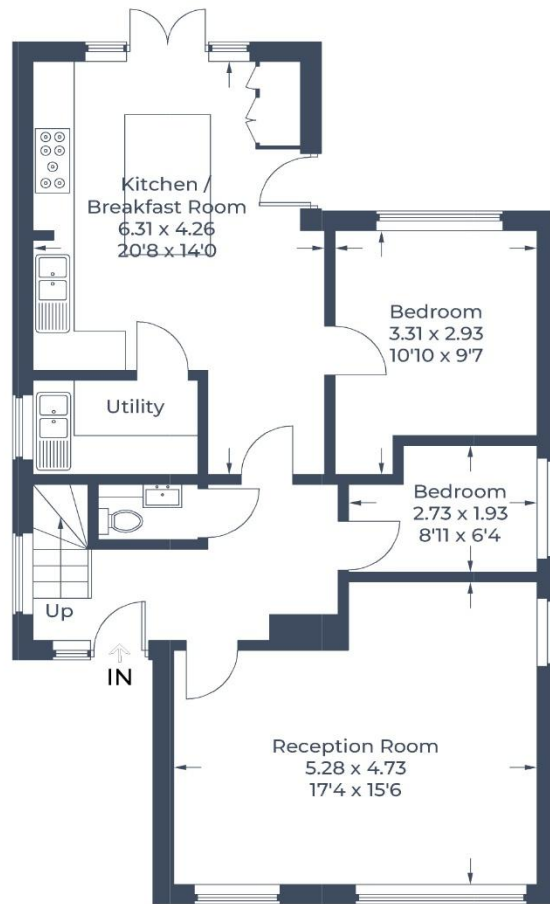
MONEY LAUNDERING REGULATIONS:
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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.

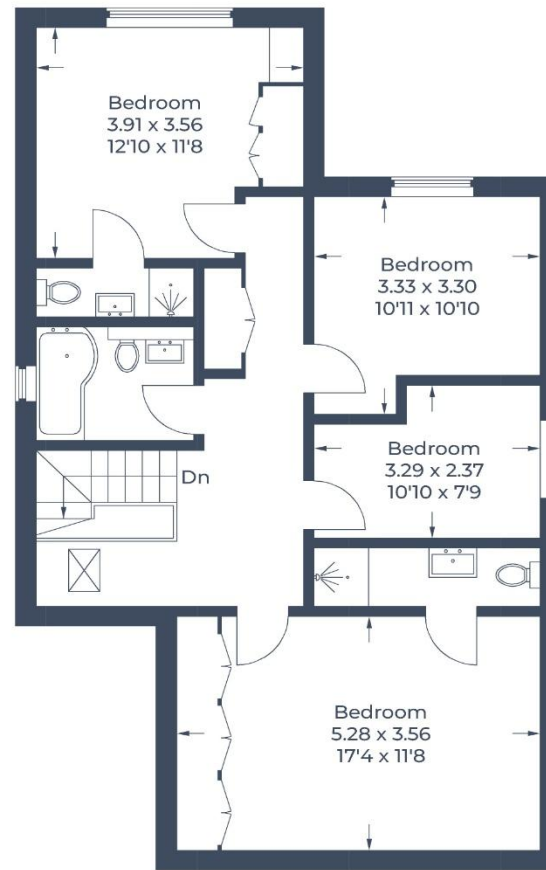
Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

DRAFT DETAILS

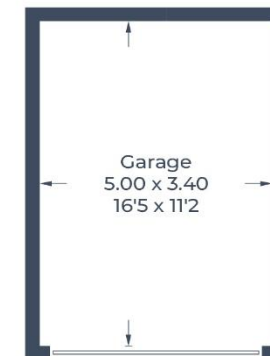
Approximate Gross Internal Area
 Ground Floor = 76.7 sq m / 825 sq ft
 First Floor = 76.3 sq m / 821 sq ft
 Garage = 17.0 sq m / 183 sq ft
 Total = 170.0 sq m / 1,829 sq ft



Ground Floor



First Floor



(Not Shown In Actual
 Location / Orientation)

Illustration for identification purposes only,
 measurements are approximate, not to scale.

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