



ST PETER STREET, MARLOW
OIEO £1,295,000 FREEHOLD

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**FISHERMANS RETREAT
19 ST PETER STREET
MARLOW
BUCKS SL7 1NQ**

**OFFERS IN EXCESS OF
£1,295,000 FREEHOLD**

This attractive end of terrace Georgian-style town house is situated in a marvellous position in the prettiest street in the town and within walking distance of all amenities and has been considerably improved and extended over recent years to offer elegant and versatile accommodation.

**WALLED GARDEN:
PRINCIPAL SUITE OF BEDROOM (with walk-in wardrobe) & BATHROOM:
GUEST SUITE OF BEDROOM & SHOWER ROOM: UTILITY ROOM: CLOAKROOM:
SUPERB L-SHAPED KITCHEN/LIVING ROOM:
STUDY/BEDROOM THREE WITH ENSUITE SHOWER: GAS CENTRAL HEATING:
DOUBLE GLAZING: GARDEN STORE:
GARAGE**

TO BE SOLD: this attractive, Georgian-style, end of terrace house was built in the 1960s adjacent to the historic Fishermans Retreat Hotel. St Peter Street is without doubt the prettiest street in the town centre, leading down to the River Thames and a public boat launch and occasional mooring, so is ideal for river users. St Peter Street is crossed by the Thames Path, and Fishermans Retreat is equidistant between All Saints and St Peter's churches. The High Street, providing an excellent range of shopping, sporting and social facilities, is within a short level walk, as is Marlow railway station, with trains to London Paddington, via Maidenhead, which connects to the Elizabeth Line. The M4 and M40 motorways are accessible, via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively.

Fishermans Retreat enjoys elegantly proportioned accommodation much improved and extended over recent years including a high quality kitchen/living space with bifold doors opening to the recently landscaped rear garden. The accommodation is arranged over two floors as follows:

GEORGIAN STYLE ENTRANCE PORTICO with solid front door with fanlight over to

ENTRANCE HALL with laminated wood flooring with underfloor heating, stairs to First Floor with cloak cupboard with electric meter, fuse board and light under.

CLOAKROOM with tiled flooring, vanity unit with wash basin inset and low level w.c. with concealed cistern, electric towel rail radiator, tiled splashback, circular window.

A glazed door from the Hall opens to the

OPEN CONCEPT LIVING SPACE with wooden floors and underfloor heating throughout.



Dining Area with space for dining and additional console table. French doors open to rear side of house.



Kitchen Area fitted with superb range of Wellman base and wall units, mounted with Cimstone Sines worktops. Large island for informal dining also houses four-plate Bora induction hob with integrated downdraft extractor, pop-up power point with USB connection; under-counter storage includes cupboards and drawers. Miele appliances include oven, coffee machine, microwave, two warming drawers and integrated dishwasher. Bosch full-height fridge/freezer, as plumbed for chilled water and ice cubes. Drawers and cupboards fitted under further long work surface with large, stainless steel sink and compact tap with pull-out spray hose. Water softener fitted beneath sink, adjoining pull-out cupboard with waste sorting bins. Two tall cupboards book-end the kitchen units: one a pull-out pantry, the other fitted for housekeeping products.



Lounge Area lit with dimmable downlighters and large orangery lantern roof. Jøtul wood-burning stove in corner; five-pane bifold doors open onto patio, for alfresco dining, and lawned garden.

DOUBLE ASPECT STUDY/BEDROOM THREE with excellent range of fitted shelved cupboards, glazed door to

SHOWER ROOM ENSUITE fully tiled walls and floor, wash basin, window as well as extractor fan; electric underfloor heating.

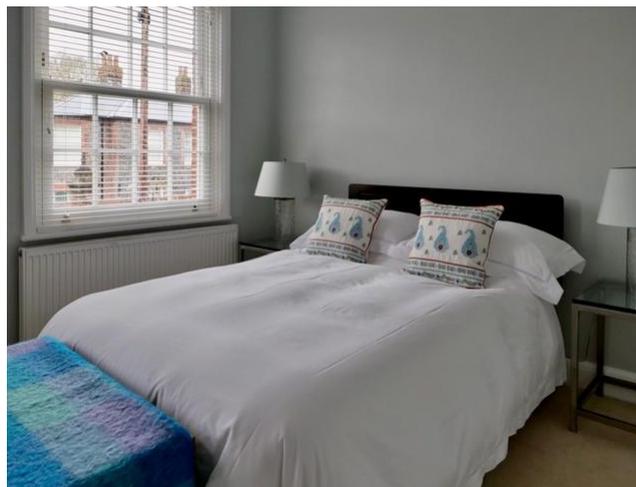
FIRST FLOOR

LANDING with access to boarded loft space, doors off to



DOUBLE ASPECT BEDROOM ONE with radiator, large walk-in wardrobe and door to

BATHROOM ENSUITE with panel enclosed bath with shower and spray screen over, fully tiled splashback, inset lighting, tiled flooring, chrome towel rail radiator, vanity unit with wash basin and low level w.c. with concealed cistern, electric shaver point, tiled splashback, extractor fan as well as window.



GUEST SUITE OF BEDROOM TWO with front aspect, radiator, double doors to

SHOWER ROOM ENSUITE with pedestal wash basin, low level w.c. with concealed cistern, shower cubicle, chrome towel rail radiator, extractor fan, electric shaver point, heated and lit mirror.

UTILITY ROOM with Vaillant combination boiler for central heating and hot water, space and plumbing for washing machine and dryer, extractor fan.

OUTSIDE

There is a side pedestrian gate with path leading to



THE REAR GARDEN landscaped with a York stone patio and step up to neat area of lawn with well

stocked flower, shrub and young tree borders and a path leading to the timber garden store, with double power point, in one corner. Two outside taps and additional double power point.

To the rear of the property, approached via the cul de sac, Fishermans Retreat, is the **GARAGE**, Number 1, with up and over door.

NB St Peter St has a resident parking zone and each house can have up to 3 parking permits (from £66 per permit/household) and can buy books of visitor permits at a cost of £14.30 per 10 vouchers.

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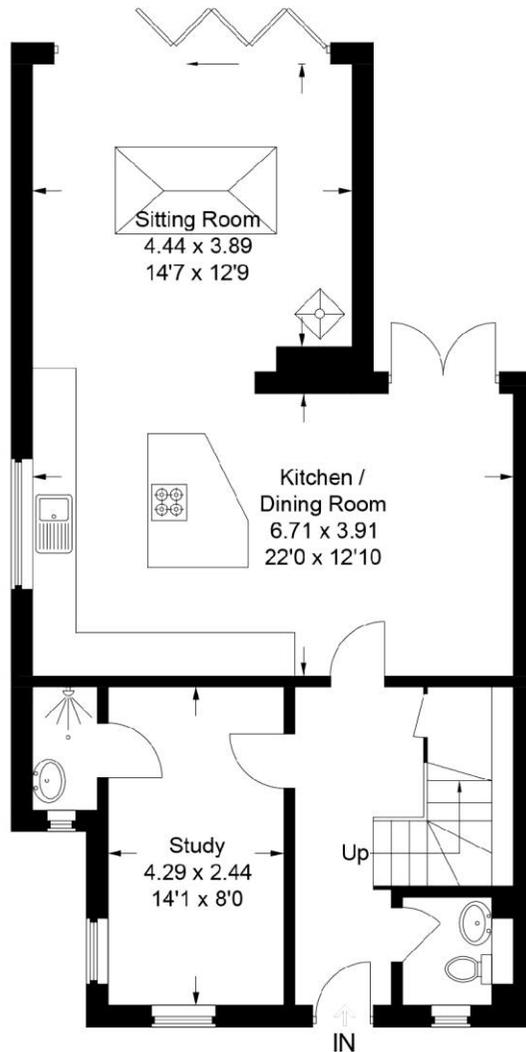
COUNCIL TAX BAND: G

VIEWING: To avoid disappointment, please arrange to view with our Marlow office on 01628 890707. We shall be pleased to accompany you upon your inspection.

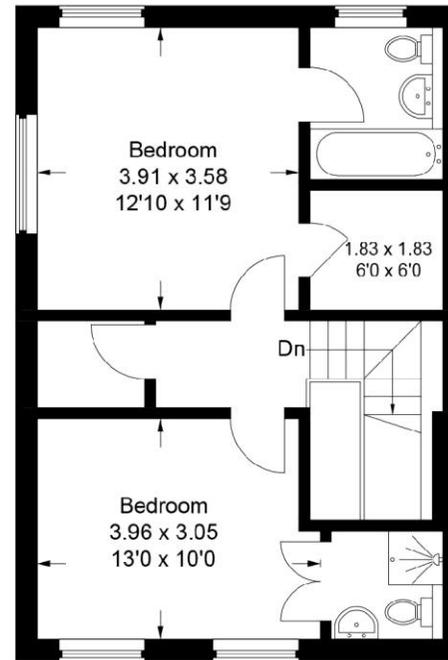
DIRECTIONS: from A404 Bisham Road, enter Marlow over the suspension bridge, turn right at the mini roundabouts into Station Road and then first right again into St Peter Street. Fishermans Retreat, 19, will be seen on the left hand side, fronting St Peter Street.

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.

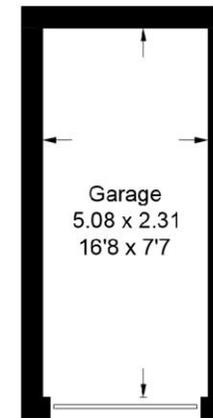
Approximate Gross Internal Area
 Ground Floor = 75.0 sq m / 807 sq ft
 First Floor = 47.7 sq m / 513 sq ft
 Garage = 11.9 sq m / 128 sq ft
 Total = 134.6 sq m / 1,448 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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.