



**HILL VIEW HOUSE, MARLOW**  
**PRICE: £2,475,000 FREEHOLD**

**am** ANDREW  
MILSOM

**HILL VIEW HOUSE  
MARLOW  
BUCKS SL7 2DH**

**PRICE: £2,475,000 FREEHOLD**

Set on a mature quarter of an acre plot backing onto farmland in a fine position on high grounds just over a mile from the High Street, a 2018 built five bedroom detached family home with well planned accommodation arranged over three floors.

**APPROX 0.25 ACRE GARDENS:  
FIVE BEDROOMS:  
TWO ENSUITE SHOWER ROOMS:  
FAMILY BATH/SHOWER ROOM:  
CLOAKROOM: THREE RECEPTIONS:  
KITCHEN/BREAKFAST/SITTING ROOM:  
TRIPLE & DOUBLE GLAZING:  
GAS CENTRAL HEATING: GARAGE:  
PARKING: CONSENT FOR EXTENSION.**

**TO BE SOLD:** this well presented modern detached home was built in 2018 on a superb quarter of an acre plot backing onto open countryside. Occupying an exclusive cul de sac on rising ground on the western outskirts of town just over a mile from the High Street, this stunning home is recommended for a viewing and is being sold with consent for a spacious ground floor extension. Marlow offers an excellent range of shopping, sporting and social facilities and the house is within a mile of Sir William Borlase's Grammar School and 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 individual detached family home in one of Marlow's most prestigious locations. The accommodation comprises:

**COVERED ENTRANCE** Indian fossil flagstone floor and steps, electrical point, front door.

**RECEPTION HALL** American White Oak staircase to all floors, radiator, understairs cupboard.

**CLOAKROOM** with white suite of low level WC, washbasin with vanity cupboard, tiled floor and walls, heated towel rail.



**LIVING ROOM** double aspect with bay window, wood burning stove with slate tiled hearth, Oak bressummer with brick surround



**DINING ROOM** part vaulted ceiling with rooflight, radiator, glazed double doors to:



**KITCHEN/BREAKFAST/SITTING ROOM** range of contemporary wall and base units, granite style working surfaces, one and a half sinks with single drainer, breakfast bar was seating for. three, space for fridge/freezer. Microwave oven, plumbing for dishwasher and washing machine, space for tumble drier, five ring Gas hob with cooker hood and ovens, Vaillant gas fired boiler, radiator. **Sitting area** with radiator, double glazed doors to garden, storage cupboard with hot water cylinder, doors to



**STUDY/ FAMILY ROOM** double aspect, radiator, double glazed doors to outside,

**FIRST FLOOR LANDING** stairs to second floor, radiator.



**BEDROOM ONE** double aspect with radiator, wardrobe and door to



**FAMILY BATH/SHOWER ROOM** white suite of bath with shower attachment, wash space with vanity cupboards and drawers, WC, quadrant. Shower cubicle, heated towel rail with inset radiator, two roof lights.



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



**ENSUITE SHOWER ROOM** white suite of full width shower cubicle, glazed screen, wash basin with vanity cupboards, low level WC, heated towel rail with inset radiator tiled floor.

**BEDROOM THREE** far reaching uninterrupted countryside views, radiator

**BEDROOM FOUR** far reaching uninterrupted countryside views, radiator

**BEDROOM FIVE** radiator

**SECOND FLOOR.**

**BEDROOM TWO** Spectacular views across countryside, radiator, two roof lights, access to deep eaves cupboards with light.

**EN SUITE, SHOWER** white suite of shower cubicle with glazed screen, wash basin with vanity drawers and cupboards, WC, heater towel rail with inset radiator, deep medicine cupboard.

**OUTSIDE**

**TO THE FRONT** the property is approached through remote controlled wrought iron gates onto a wide tarmac driveway, providing hard standing for several cars. There is a lawn area to side, lighting, water tap and wide side access to a further parking area. Detached **GARAGE** with two up and over doors, light and power and water tap. **THE REAR GARDEN** is a feature and includes sweeping lawn areas, well established hedge and fenced boundaries, mature fir trees, laurel hedgerow, outbuildings and a timber deck with summer house and office hedgerow. The quarter of an acre gardens back onto farmland.

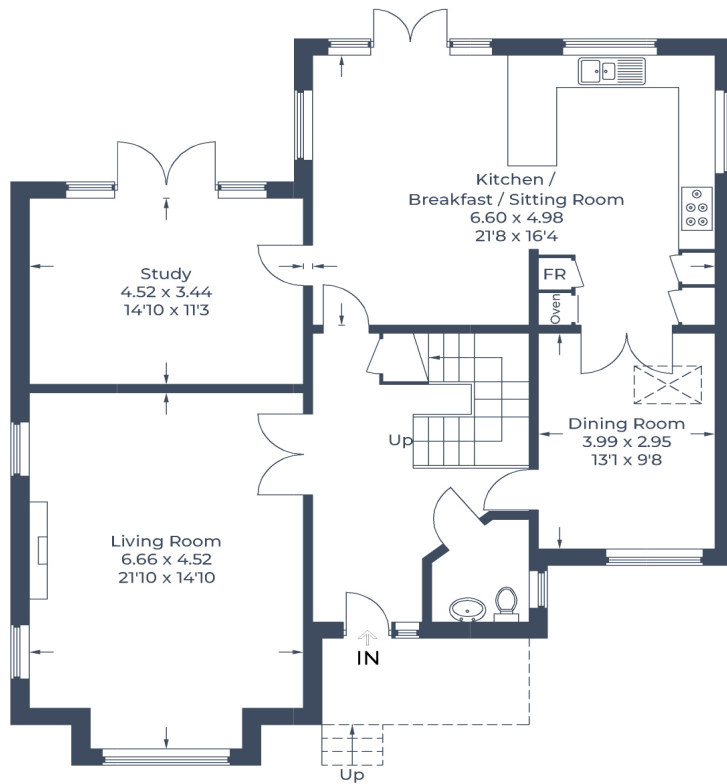
**DIRECTIONS:** Use **SL7 2DH** and Hill View House is on the left in Beechwood Drive

**M49120426**                      **EPC BAND: B**  
**COUNCIL TAX BAND: H**

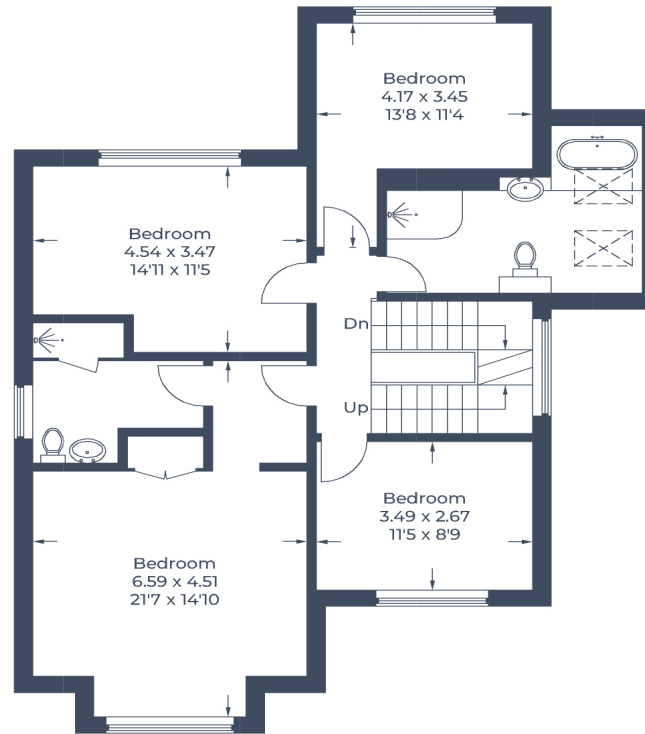
**ANTI MONEY LAUNDERING (AML).** All Estate Agencies, except those engaged solely in Lettings work must comply with AML Regulations. As a result on agreement of a purchase you will be invited to complete a mandatory AML check at a cost of £30 plus VAT per named buyer.

*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.*

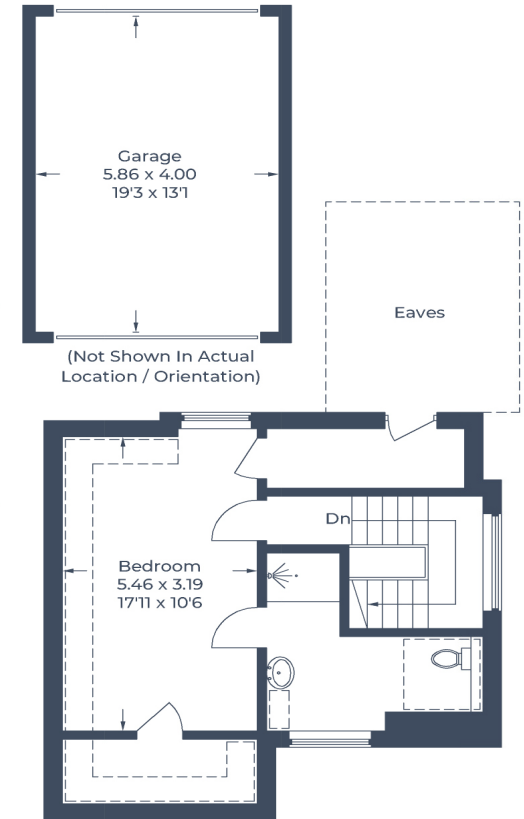
Approximate Gross Internal Area  
 Ground Floor = 111.3 sq m / 1,198 sq ft  
 First Floor = 88.4 sq m / 951 sq ft  
 Second Floor = 42.4 sq m / 456 sq ft  
 Garage = 23.4 sq m / 252 sq ft  
 Total = 265.5 sq m / 2,857 sq ft  
 (Excluding Eaves)



**Ground Floor**



**First Floor**



**Second Floor**

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