



HILL VIEW HOUSE, MARLOW
OFFERS IN EXCESS OF £2,350,000 FREEHOLD

am ANDREW
MILSOM

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

**OFFERS IN EXCESS OF £2,350,000
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



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.

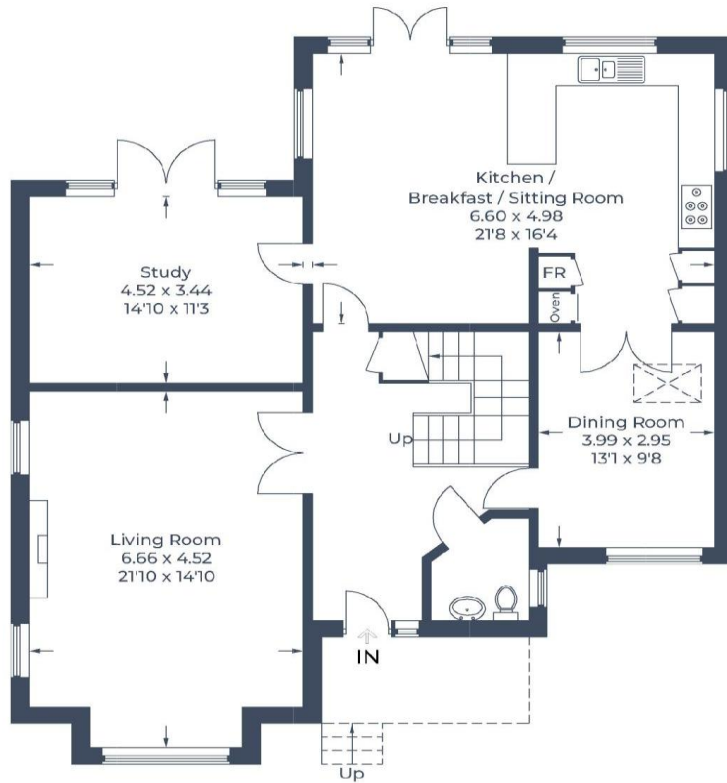
DIRECTIONS: Use **SL7 2DH** and Hill View House is on the left in Beechwood Drive

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

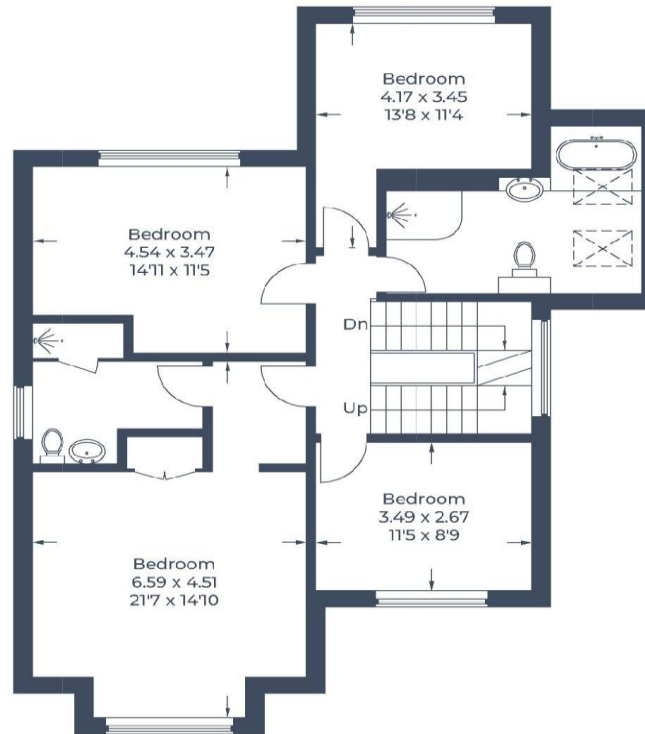
ANTI MONEY LAUNDERING (AML). All Estate Agencies, except those engaged solely in Lettings work must comply with AML Regulations. As a result on agreement of a purchase you will be invited to complete a mandatory AML check at a cost of £30 plus VAT per named buyer.

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.

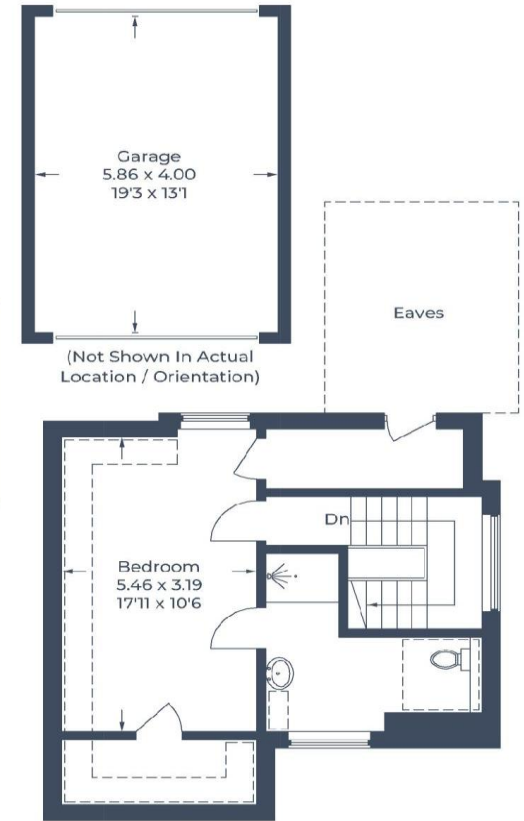
Approximate Gross Internal Area
 Ground Floor = 111.3 sq m / 1,198 sq ft
 First Floor = 88.4 sq m / 951 sq ft
 Second Floor = 42.4 sq m / 456 sq ft
 Garage = 23.4 sq m / 252 sq ft
 Total = 265.5 sq m / 2,857 sq ft
 (Excluding Eaves)



Ground Floor



First Floor



Second Floor

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