



Selby Cottage Marlow Road, Bourne End

£1,295,000



Robertsons

# Selby Cottage

Marlow Road, Bourne End

An exceptional south facing 4/5 bedroom family home within glorious gardens and countryside views.

Positioned within an enchanting, mature plot of a third of an acre, Selby Cottage is a beautifully maintained, detached residence, offering an elegant family home, with an abundance of light and space.

The house is set back from the Marlow Road by a generous gated driveway (easily accommodating 4/ 5 vehicles), an extended double garage and a newly clad outbuilding/summer house, which could provide an ideal home office / client work space.

The area is renowned for its mix of private and state schooling. With no less than six sought after Grammar schools within 20 minutes from Selby Cottage, it is the ideal home for growing families, or those looking to expand into a forever home.

Blending period 1930s charm with modern living, it truly offers the best of both worlds in being within the Chiltern's Area of Outstanding Beauty, while being just 5 miles from both the M40 (J3), the M4 (J8&9) and high speed rail/bus commute connections to London and Heathrow.

The house is testament to the care and investment already made, yet there remains outstanding potential to further elevate this already spacious home. The generous side and rear aspects offer excellent scope for a substantial extension (subject to planning), making this a rare opportunity to create a significantly larger family home in a premier location.

A personal viewing is strongly advised to fully appreciate the scale and possibilities on offer.

Council Tax band: G

Tenure: Freehold



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Inside, the property is thoughtfully arranged over two floors, boasting expansive living spaces with picture windows. Two first floor balconies face uninterrupted views across idyllic surrounding countryside – this includes the adjacent Spade Oak Nature reserve and the River Thames tow path which, along with popular country pubs, can be accessed in minutes by public footpaths from the house.

Upstairs all four bedrooms feature built-in wardrobes and new double-glazed doors and windows. The master suite offers its own private en-suite bathroom and balcony seating area, creating the perfect retreat for rest and relaxation. In addition, there is a family bathroom with a separate bath and shower.



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Downstairs the property flows beautifully with multiple reception areas that can adapt to any lifestyle, whether you're hosting guests, working from home, or enjoying quiet family evenings.

The recently re-fitted, fully integrated kitchen, a conservatory and a spacious sitting room all offer direct access outside, to what is undoubtedly the heart of this home: the beautiful south-facing garden.



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The garden provides you with a private haven of tranquillity, that has been lovingly landscaped. Wide lawns, a large hot tub recessed in the ground and a large patio area provides the perfect backdrop for family life and al fresco entertaining. Beyond the main lawn lies there is an extensive vegetable patch and a large greenhouse / potting shed. You will find multiple, well-established fruits growing in this area, which make for a plentiful summer harvest.

Entrance Hall, Cloakroom, Sitting Room, Dining Room, Kitchen/Breakfast room, Utility room, Family room/Bedroom 5, Conservatory, Principal bedroom and ensuite bathroom with both shower and bath, 3 further double bedrooms two of which have a balcony, Family bathroom, Gas Central Heating, Double Glazing, Large gardens, Extended Double Garage, Home Office/Summer House, Driveway parking for 4/5 cars.



Approximate Gross Internal Area  
 Ground Floor = 125.4 sq m / 1350 sq ft  
 First Floor = 86.6 sq m / 932 sq ft  
 Outbuilding = 55.2 sq m / 594 sq ft  
 Total = 267.2 sq m / 2876 sq ft



Floor Plan produced for Robertsons by Media Arcade ©.  
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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