



11 CROMWELL GARDENS

Marlow | Buckinghamshire

CONTEMPORARY FAMILY LIVING IN THE HEART OF MARLOW

Tucked quietly behind mature hedging and just moments from the heart of Marlow, 11 Cromwell Gardens offers something rarely found in such a central position - a substantial five-bedroom family home with generous parking, contemporary open-plan living and the ability to walk from your front door into the centre of town within minutes.

Cromwell Gardens manages to combine both lifestyle and practicality in a way that feels increasingly difficult to find.

Originally built in the late 1990s and since comprehensively modernised, the house has been thoughtfully redesigned around modern family life. Today it offers close to 3,000 sq ft of light-filled accommodation that feels sociable, versatile and immediately ready to move into.





THE ARRIVAL

The approach is understated yet private, creating a sense of separation from the road while providing off-street parking for multiple vehicles - a genuine luxury in this part of Marlow.

The rendered exterior gives the house a clean contemporary feel, while gated side access to both sides of the property immediately hints at the practicality and flexibility that continues throughout the home.

DESIGNED AROUND MODERN LIVING



The layout has been designed around connection, entertaining and everyday living, with spaces that naturally lead from one to another whilst still offering moments of separation when needed.

To the front of the house, a tucked-away snug provides a quieter retreat away from the main entertaining areas - ideal as a reading room, family snug or somewhere to escape to at the end of the day.

Beyond this, the house opens into the heart of the home - a wonderfully social kitchen, dining and living space filled with natural light from above thanks to vaulted ceilings and large Velux windows overhead.

This is clearly a house designed for people to gather in.

A drinks area positioned alongside the kitchen acts as a natural meeting point, whether welcoming friends for dinner, enjoying a glass of wine at the end of the day or simply catching up whilst dinner is being prepared. The space flows effortlessly between the kitchen, dining and reception areas, creating a wonderfully connected atmosphere throughout, whilst underfloor heating beneath the kitchen dining area adds another layer of comfort.



INSIDE MEETS OUTSIDE

At the rear of the house, large bi-fold and French doors open directly into the garden room, allowing the entire space to come alive during the warmer months.

The garden room works as a natural extension of the kitchen and entertaining areas, creating additional flexibility for hosting friends, relaxed family lunches or evening drinks as the sun moves across the rear garden.

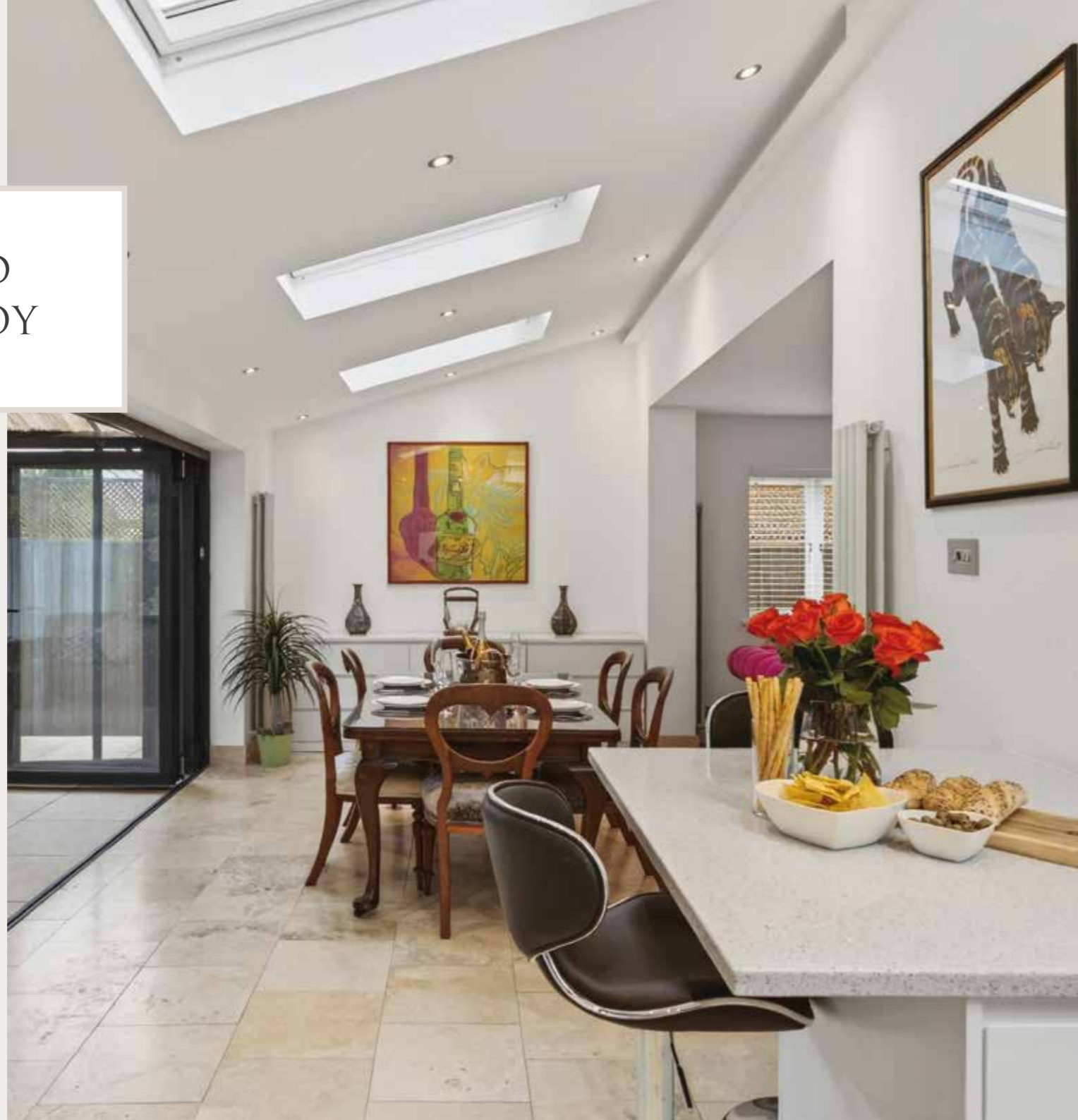
The connection between inside and outside works particularly well here. Light pours into the rear of the property throughout the day, while the open-plan layout allows each area to remain connected without losing definition.



TURNKEY AND READY TO ENJOY

Throughout the home, the finish feels crisp, contemporary and carefully considered. Newly installed aluminium windows, plush new carpets and recently refurbished bath and shower rooms give the house an immediate sense of quality. The bathrooms in particular carry a refined, boutique hotel feel, helping reinforce the sense that this is a home ready to simply move into and enjoy from day one.

Unlike many homes in central Marlow that require updating, compromise or future investment, Cromwell Gardens offers immediate usability with very little left to do other than unpack and settle in.



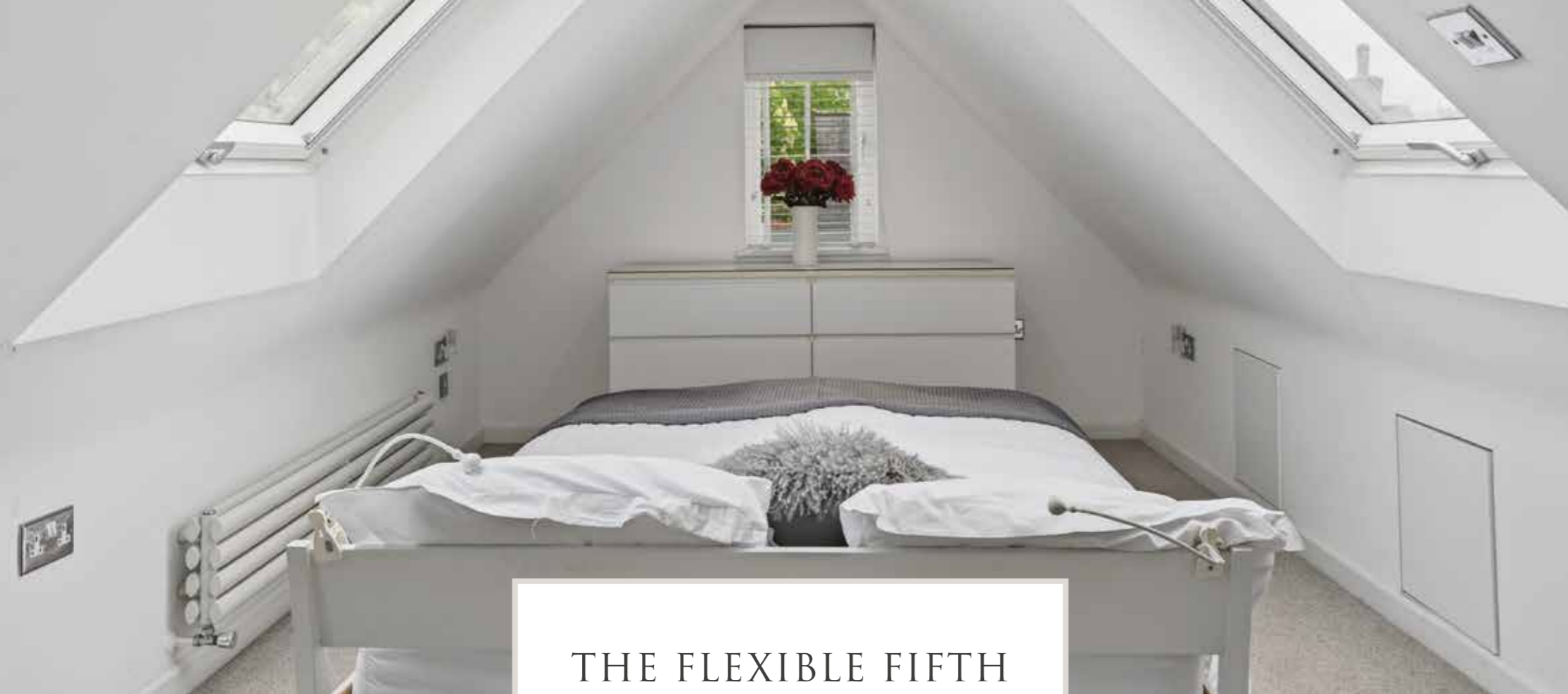
BEDROOM ACCOMMODATION

The first floor offers four generous double bedrooms, perfectly suited to family life. Each room feels bright and well-proportioned, with ample space for growing families, guests or home working.

The principal bedroom benefits from fitted wardrobes and a beautifully appointed en suite shower room, whilst the remaining bedrooms are served by two additional contemporary bath and shower rooms, all recently refurbished to a high standard.







THE FLEXIBLE FIFTH BEDROOM SUITE

One of the property's most compelling features lies on the second floor.

Designed to operate either as part of the main house or independently, this exceptionally versatile suite offers enormous flexibility depending on a buyer's needs. Internally connected yet also benefitting from its own private external access, the space currently incorporates a bedroom, sitting area, kitchenette and shower room.

For some, it could become an outstanding guest suite or luxurious teenage space. Others may see the appeal of accommodation for a live-in nanny, multi-generational living, a private home office or even Airbnb-style income potential, something the current owners have successfully utilised in the past.

The ability for the space to evolve alongside changing lifestyles is what makes it particularly valuable and increasingly rare within central Marlow.



OUTSIDE SPACE

The rear garden has been intentionally designed for ease rather than upkeep, perfectly complementing the lock-up-and-leave convenience that many buyers now seek.

Private and enclosed, the space enjoys evening sunshine and offers a paved terrace for outdoor dining alongside a covered hot tub area ideal for entertaining or unwinding at the end of the day.

Low-maintenance by design, the garden allows owners to spend less time maintaining and more time enjoying everything the surrounding area has to offer.



MARLOW LIFESTYLE

Ultimately, much of the appeal of Cromwell Gardens comes back to its location and the lifestyle that surrounds it.

From morning coffees in Liston Court to riverside walks along the Thames, dinners in Marlow's renowned restaurants or an easy stroll to the station, this is a house that allows you to properly enjoy everything Marlow has to offer without needing to rely on the car.

Excellent schools, boutique shopping, cafés and green spaces all sit within easy reach, making day-to-day life feel both connected and convenient.

Opportunities to secure a modern, turnkey family home of this scale in the very centre of Marlow are exceptionally limited, particularly one offering this level of flexibility, parking and immediate usability.

11 Cromwell Gardens is a house designed not only for how people live today, but for how their lifestyle may evolve in the years ahead.





WHERE TO GO WHEN YOU NEED...



Milk: Sainsbury's and Marks and Spencer are just a 3 minute walk.



Weekly Shop: Waitrose in Henley-on-Thames is just a 15 minute drive away.



Dinner / Drinks: Marlow is a foodie haven, with Tom Kerridge's famous 2 Michelin starred Hand & Flowers, as well as 1 Michelin starred The Coach. There's also a huge variety of choice from Fego's cafe, to La Dolce Bolla prosecco bar to Atul Kochar's Vaasu. Marlow also boasts an Everyman cinema, a boutique film screening and dining experience.



Sport/Fitness: The Marlow Club is a highly sought after private gym with pool, offering a range of classes and services. Higginson Park also plays host to a multitude of clubs from cricket to rugby, tennis courts and swimming pool.



Golf: Harleyford Golf Club is just 8 minutes drive away, the 6,903 yard par 72 course is both challenging and rewarding to players of all levels.



Schools: There are impressive choices for both grammar and non-selective schools, including Sir William Borlase which has been consistently rated as Outstanding and Danesfield Primary, also Outstanding.



Train Stations: Marlow train station is a 9 minute walk, with a short connection to Maidenhead which offers trains directly into London Paddington in just 24 minutes.



Events: Marlow is a thriving and vibrant town with a year round events, from the Marlow Regatta, Pub in the Park and late night shopping events along the high street.

THE FINER DETAILS

Square Footage 2990

EPC C

Council Tax Band G

Heating Gas

Distances
 8 miles to M4 J8/9
 6 miles to M40 J4
 22 miles (30 mins) to Heathrow Airport

Local Authority Wycombe Council

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Approx. Gross Internal Area:
 Ground Floor: 1552 sq.ft / 144.2 sq.mtr
 First Floor: 850 sq.ft / 79.0 sq.mtr
 Second Floor: 588 sq.ft / 54.6 sq.mtr
 Total: 2990 sq.ft / 277.8 sq.mtr

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