



**9 CLAREMONT ROAD, MARLOW**  
**PRICE: £2,250,000 FREEHOLD**

**am** ANDREW  
MILSON

**9 CLAREMONT ROAD  
MARLOW  
BUCKS SL7 1BH**

**PRICE: £2,250,000 FREEHOLD**

Situated within a few minutes level walk of Marlow High Street, a splendid Victorian detached home providing exceptional family accommodation with particularly large rooms.

**PRIVATE GARDENS: FIVE BEDROOMS:  
FOUR BATH/SHOWER ROOMS:  
DRESSING ROOM: CLOAKROOM:  
STUDY/BED SIX: DRAWING ROOM  
LOUNGE/DINING ROOM:  
KITCHEN/BREAKFAST ROOM:  
UTILITY ROOM: SASH WINDOWS:  
GAS CENTRAL HEATING: GARAGE:  
PARKING FOR TWO CARS.**

**TO BE SOLD:** This impressive detached Victorian home offers well-presented extended accommodation of much charm and character over three floors in one of Marlow's most sought after residential areas in the heart of the town. Set in secluded walled gardens with the benefit of a garage and parking for two cars, this exceptional family home is recommended for an internal viewing. This will reveal light and spacious rooms, many of which have plantation shutters, original fireplaces as well as wooden and tiled floors. The busy High Street is within a short stroll with its variety top quality shops, pubs and restaurants. Marlow has excellent sports and social facilities and a railway station serving Paddington and the Elizabeth Line via Maidenhead. The M4 and M40 are accessible at Maidenhead and High Wycombe respectively. The accommodation comprises:

**ENTRANCE PORCH** outside light, quarry tiled step and front door with stained glass to

**ENTRANCE HALL** radiator, wooden floor, stairs to First Floor with recess.

**CLOAKROOM** white suite of low level w.c., wash basin, tiled floor, heated towel rail.

**UTILITY ROOM** stain glass window, radiator, door to Garage, space and plumbing for washing machine and tumble dryer, single drainer stainless steel sink unit, working surface, range of cupboards, tiled floor.



**LOUNGE/DINING ROOM** triple aspect with bay window, Clearview log and coal burning cast iron stove set in fireplace, stone hearth, wooden mantel, three radiators, French doors to garden.



**KITCHEN/BREAKFAST ROOM** range of wall and base units, beech working surfaces, one and a half enamel sinks, single drainer, Belling Range cooker with seven gas hobs, two ovens, grill and warming oven, Dietrich cooker hood, tiled wall surrounds and floor, Cathedral window onto the rear garden, part vaulted roof, retractable larder & broom cupboards, radiator, bin store, space and plumbing for dishwasher and other appliances, door to outside.



**DRAWING ROOM** a superb double aspect room with high ceiling, French doors to garden, wooden floor, marble fireplace, coal effect gas fire, stained glass windows, three radiators, attractive cornicing.

**FIRST FLOOR LANDING** stairs to Second Floor, radiator.



**BEDROOM ONE** two radiators, door to Ensuite Shower Room and opening to

**DRESSING ROOM** range of wardrobes to one wall, radiator, wooden floor, shelved cupboard.



**ENSUITE SHOWER ROOM** large shower cubicle, tiled and glazed surrounds, shower unit, overhead rose and separate attachment, low level w.c., wash basin, heated towel rail, tiled floor, cupboard with Vaillant gas boiler, pressurised cylinder, programmer.

**BATHROOM** white suite of shaped panel bath, shower attachment and screen, wash basin, low level w.c., tiled floor and wall surrounds, heated towel rail.



**BEDROOM TWO** radiator, deep cupboard, door to

**ENSUITE SHOWER ROOM** Quadrant tile and glazed shower cubicle, overhead rose, pedestal basin, low level w.c., tiled floor, heated towel rail.

**BEDROOM THREE** double aspect, radiator and cast iron fireplace.

**BEDROOM FOUR** double aspect, radiator and cast iron fireplace.

**SECOND FLOOR LANDING** with south facing window with view over Claremont Road, cupboard.

**BEDROOM FIVE** radiator, roof light, fitted wardrobes and cupboards to one wall, eaves storage.

**STUDY/BEDROOM SIX** laminated floor, radiator and Velux roof light.



**FAMILY BATHROOM** roll top bath, shower attachment, wash basin, low level w.c., tiled floor, part tiled walls, heated towel rail, roof light, shelved cupboard.

## **OUTSIDE**

**THE REAR GARDEN** is particularly private and features a large flagstone patio with tool shed, gated access to Claremont Gardens, central lawn with brick edged flagstone pathway, pebbled and flower beds,

high brick walling and trellis with climbing shrubs, a covered loggia with pergola, bench seating and trellis. There is lighting, water tap, canopied porch, meters and an electrical point.



**THE FRONT** has gravelled **PARKING FOR TWO CARS**, brick walling, wrought iron railings, gated access via a covered store to the rear, pea shingle and herbaceous beds, and a pathway to the front door. **INTEGRAL GARAGE** light, power, up and over door, wall and base units

**M12290324**                      **EPC BAND: D**  
**COUNCIL TAX BAND: G**

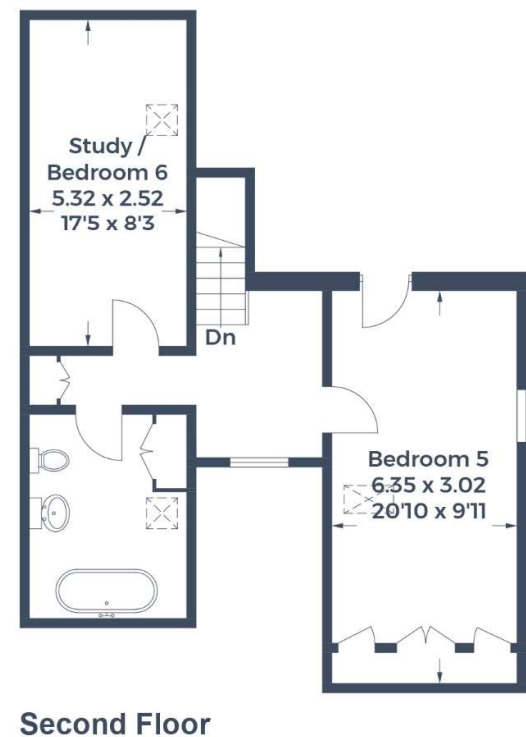
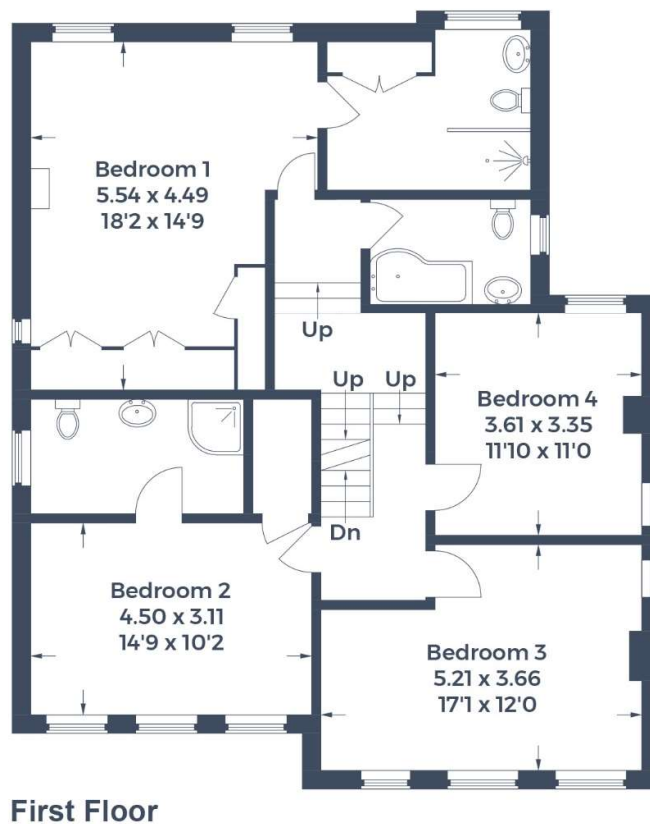
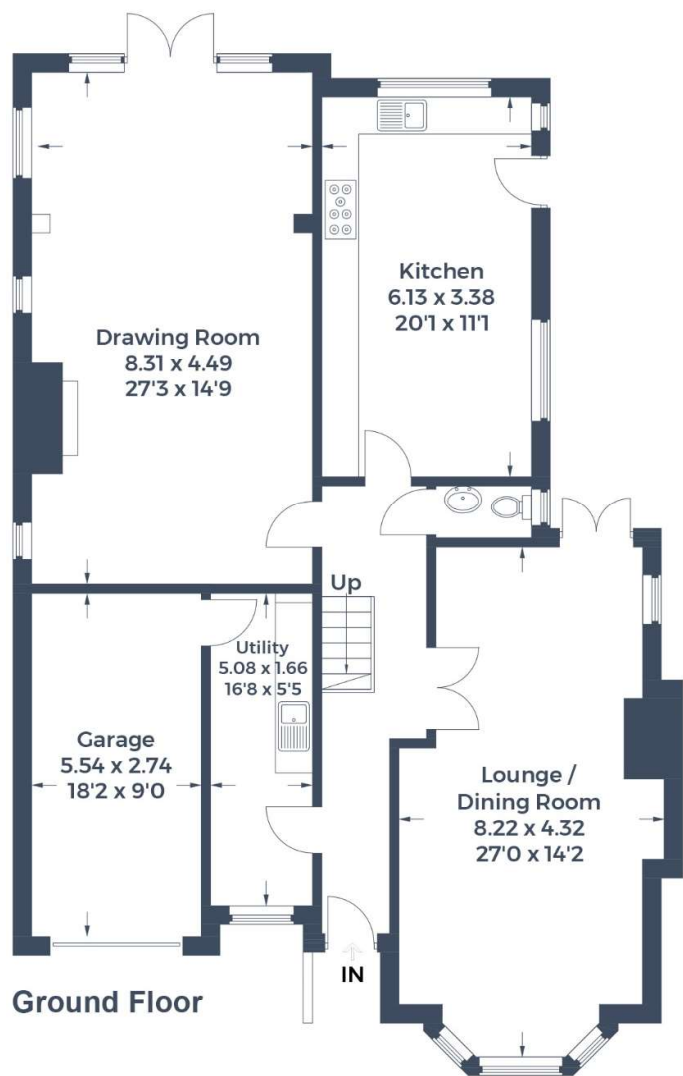
**VIEWING:** Please contact our Marlow office  
[homes@andrewmilsom.co.uk](mailto:homes@andrewmilsom.co.uk) or **01628 890707**.

**DIRECTIONS:** using the postcode **SL7 1BH** No 9 is on the corner of Claremont Road and Gardens.

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.

**DRAFT DETAILS. AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area  
 Ground Floor (Including Garage) = 130.3 sq m / 1,403 sq ft  
 First Floor = 105.0 sq m / 1,130 sq ft  
 Second Floor = 52.0 sq m / 559 sq ft  
 Total = 287.3 sq m / 3,092 sq ft



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.