



1 STABLES COURT, MARLOW
PRICE: £2,195,000 FREEHOLD

am ANDREW
MILSON

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MARLOW
BUCKS SL7 2JD**

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On the favoured west side of town in a quiet cul de sac of just seven houses, a well presented five bedroom detached family home set in 0.26 acre gardens with a modern fully equipped one bedroom annexe and a garden studio ideal as a home office.

0.26 ACRES: FIVE BEDROOMS: DRESSING AREA: TWO BATH/SHOWER ROOMS: CLOAKROOM: THREE RECEPTION ROOMS: KITCHEN/BREAKFAST ROOM: UTILITY ROOM: GAS CENTRAL HEATING: STUDIO WITH CLOAKROOM: ANNEXE WITH OPEN PLAN KITCHEN/LIVING ROOM, SHOWER ROOM, DOUBLE BEDROOM. DRIVEWAY PARKING: MACHINERY STORE.

TO BE SOLD: On rising ground just over a mile from the High Street, this well planned and fitted detached home offers excellent accommodation in one of Marlow's sought after locations within an easy walk of Spinfield Primary School and open countryside whilst Sir William Borlase Grammar School is located at the bottom of the hill. This impressive home enjoys secluded gardens with a studio/home office and a well-equipped annex ideal for a number of uses. Offered for sale with good size rooms including a living room with attractive bay and feature open fireplace with wood burning stove, this superb home is highly recommended. Marlow has excellent sports and social facilities, a busy High Street with variety of shops and restaurants and a railway station with trains, via Maidenhead, to London Paddington which links to the Elizabeth Line. The M4 and M40 are accessible, via the Marlow Bypass, at Maidenhead and High Wycombe respectively. The accommodation comprises:

PILLARED ENTRANCE stone floor, part glazed front door to

RECEPTION HALL stone floor, stairs to First Floor with cupboard, radiator, double doors open to the Living Room.

CLOAKROOM white suite of low level w.c., wash basin, vanity stand, tiled walls & floor, radiator.



STUDY radiator, fitted cabinets, shelves to one wall.

LIVING ROOM three radiators, feature wood burning stove set on full width stone hearth with oak bressumer, recessed display cabinets with mirror to sides, bay window with glazed double doors onto the patio and double doors to



DINING ROOM radiator, tiled floor, garden view.



KITCHEN/BREAKFAST ROOM shaker style wall & base units, granite working surfaces, one & a half stainless steel sinks, mixer tap, waste disposal, Smeg five ring gas hob, cooker hood, Microwave, Siemens oven, fridge, freezer, wine rack, Miele dishwasher, retractable bins, space for breakfast table and door to

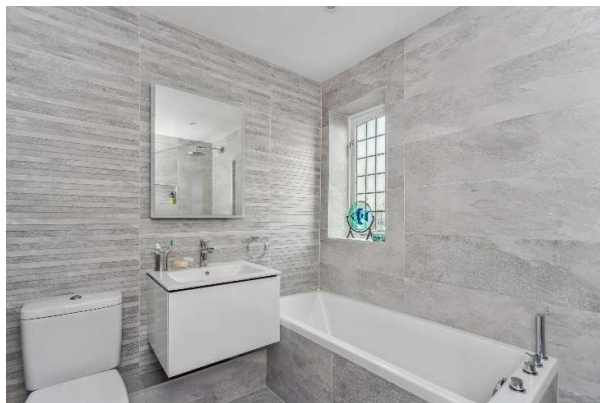
UTILITY ROOM door to side, matching cupboards to Kitchen, tiled floor, radiator, plumbing for washing machine, water softener, Vaillant gas fired boiler.

FIRST FLOOR - GALLERIED LANDING access to loft via ladder, two radiators, airing cupboard, hot water cylinder, immersion heater and shelving.



BEDROOM ONE radiator, range of fitted wardrobes with central recess for bed with drawers and display cabinets to side, archway to **DRESSING AREA** radiator, triple wardrobe and door to

ENSUITE BATHROOM white suite of corner bath with shower attachment and display niche, wash basin with vanity cupboard, medicine cabinets with mirror, low level w.c., radiator, tiled floor and wall surrounds, extractor fan.



BATH/SHOWER ROOM white suite of panel bath, shower attachment, wash basin with vanity drawer, low level w.c., full width walk in shower cubicle, glazed screen, tiled floor & wall surrounds, heated towel rail, extractor fan.

BEDROOM TWO fitted cupboards with shelving above, triple wardrobe, radiator, view over garden.

BEDROOM THREE radiator, double wardrobe and view over garden.

BEDROOM FOUR radiator, two double wardrobes, view over garden.

BEDROOM FIVE radiator, view over front.

OUTSIDE

THE FRONT GARDEN includes a well maintained

lawn, well stocked borders, wide flagstone patio, gated side access, dwarf walling, driveway with hardstanding for five cars, lighting and electric point. **MACHINERY/BIKE STORE** up and over door, light, power, gas fired combination boiler providing heating and hot water to the Annexe. **THE REAR GARDEN** is a feature of the property being south west facing and includes a wide flagstone patio and a pathway leading to the Studio. There is lighting and steps leading up to a spacious lawn area with vegetable boxes, mature hedgerows and borders, panel fencing, timber garden shed, illuminated water feature &, outside tap. The rear garden maximum measurements are **92' x 87' (28.04m x 26.52m)**.



ANNEXE



ENTRANCE HALL double glazed front door, cloaks cupboard with manifolds for under floor heating, electrical consumer unit, wooden floor. **SHOWER ROOM** white suite of low level w.c., wash basin with vanity drawer, glazed shower cubicle with attachment and overhead rose, wooden floor, heated towel rail. **KITCHEN/LIVING ROOM** white gloss wall and base units, slate style working surface, single drainer stainless steel sink unit, mixer tap, retractable bin store, Bosch induction hob with oven and cooker hood, double glazed door to side, built in fridge and freezer, island unit with seating for two, bi-fold doors to the garden, pleasant sitting and dining areas stairs to First Floor with cupboard, space and plumbing for washer/dryer. **FIRST FLOOR BEDROOM** three Velux windows, radiator, storage cupboards, eaves storage.

DETACHED GARDEN STUDIO

ENTRANCE HALL front door, wooden floor. **CLOAKROOM** white suite of low level w.c., wash basin with vanity cupboard, wooden floor. **OFFICE** wash basin, electric heater, loft access.

VIEWING: Please contact our Marlow office homes@andrewmilsom.co.uk or **01628 890707**.

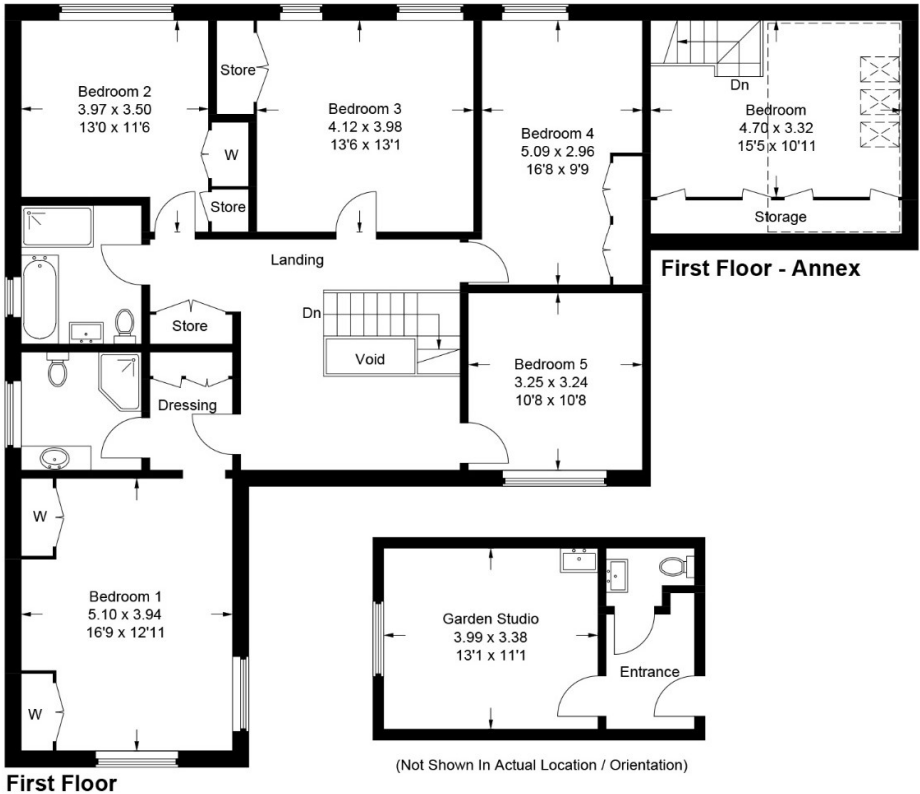
DIRECTIONS: use the postcode **SL7 2JD**. No 1 Stables Court is on the right hand side.

M17970424 **EPC BAND: C**
COUNCIL TAX BAND: G

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in progressing a sale.

NB 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 = 120.2 sq m / 1,294 sq ft
 First Floor = 117.1 sq m / 1,260 sq ft
 Annex = 55 sq m / 592 sq ft
 Outbuildings = 28.9 sq m / 311 sq ft
 Total = 321.2 sq m / 3,457 sq ft
 (Including Store / Excluding Void)



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.
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