



**18 DEDMERE ROAD, MARLOW**  
**PRICE: £1,375,000 FREEHOLD**

**am** ANDREW  
MILSOM

**18 DEDMERE ROAD  
MARLOW  
BUCKS SL7 1PG**

**PRICE: £1,375,000 FREEHOLD**

This superb four bedroom family home offers a delightful combination of contemporary design and character accommodation in a convenient location within a short walk of Marlow High Street.

**LANDSCAPED REAR GARDEN WITH POOL:  
FOUR DOUBLE BEDROOMS:  
TWO SHOWER ROOMS (ONE ENSUITE):  
FAMILY BATHROOM:  
TWO RECEPTION ROOMS:  
OPEN PLAN KITCHEN/DINING ROOM:  
UTILITY ROOM: GAS RADIATOR &  
UNDERFLOOR HEATING: DRIVEWAY  
PARKING: DETACHED STUDIO.**

**TO BE SOLD:** Presented to a very high standard with features that cater for all family needs, this immaculate home has been tastefully extended with an open-plan layout making it perfect for those craving a touch of luxury and first-class family living. Extended and refurbished from top to bottom in September 2021, the interior is offered for sale in 'show home' condition and is highly recommended for an internal viewing. This stunning detached home is located a short walk to Marlow High Street which 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 and the River Thames is located nearby.

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

**DIRECTIONS:** using SL7 1PG No 18 is after and on the same side as Dedmere Rise.

The accommodation comprises:

**RECEPTION HALL** solid Oak herringbone parquet flooring, exquisite decor and character features.



**LIVING ROOM** with wood burner and bay windows with plantation shutters.



**PLAY ROOM** large built in storage cupboard. This room could also be used as a snug or television room.

**KITCHEN/DINING ROOM**



**Kitchen** superbly fitted range of storage with tall larder units, wide pan cabinets - fitted with soft-close drawers and white granite worktop, centre island with breakfast bar provides a wonderful area to entertain and socialise, fitted with Siemens induction hob with built-in extractor, integrated double oven & grill, wine cooler, microwave, boiling water tap, double bowl butler ceramic sink, bespoke wine rack, food waste disposal, integrated dishwasher and fridge freezer.



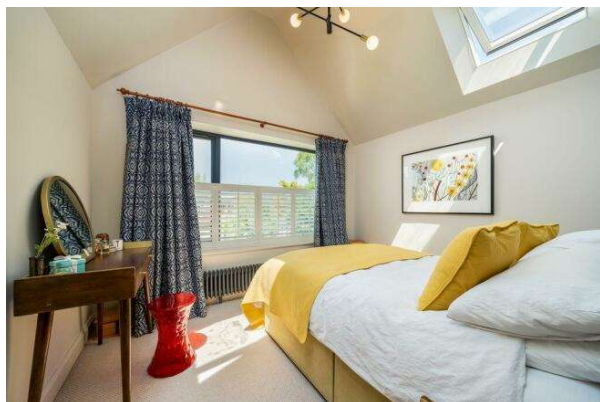
**Dining Space** open plan area with roof lantern, two sets of bi-fold doors leading to the patio area, integrated Sonos audio ceiling speakers & Zoned underfloor heating.

**UTILITY ROOM** storage space with plumbing appliances, worktop space, stable door leading out to the side of the property.



**SHOWER ROOM** floor tiles and full height Mandarin Stone walls, Wet Room with Rainfall shower head, basin with vanity Unit, w.c. and a heated towel rail.

#### **FIRST FLOOR LANDING**



**MASTER BEDROOM** double glazed window to the rear overlooking the garden, vaulted ceiling with skylights. Dressing Area with tall built in wardrobes.

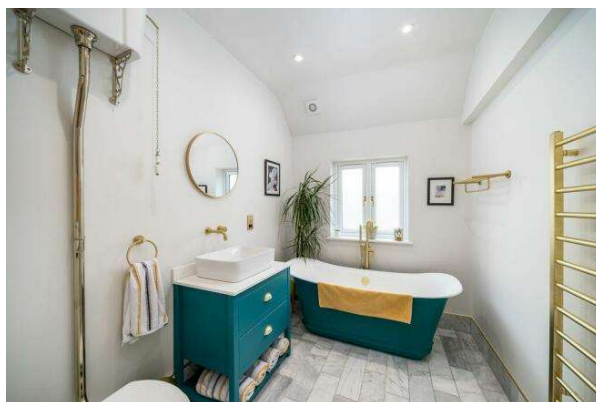
**ENSUITE SHOWER ROOM** with shower cubicle, w.c., heated towel rail, wash basin and underfloor heating.



**BEDROOM** double glazed window to the front of the property, floor to ceiling built in wardrobes that span the entire width of the room.

**BEDROOM** double glazed window overlooking the front, fitted with built in wardrobes.

**BEDROOM** double glazed window to side.



**FAMILY BATHROOM** with tiled floor, stand along roll top bath, ceramic basin with vanity unit, heated towel rail and underfloor heating.

#### **OUTSIDE**

**TO THE FRONT** is a paved driveway for several cars



**TO THE REAR** the garden is walled and extremely private, recently landscaped with patio slabs, lawn and is ideal for entertaining and alfresco dining.

**SWIMMING POOL**

**DETACHED STUDIO** – ideal as a home office, exercise studio with electrics and w.c. **STORE** - secure store ideal for the storage of garden equipment, bikes etc.

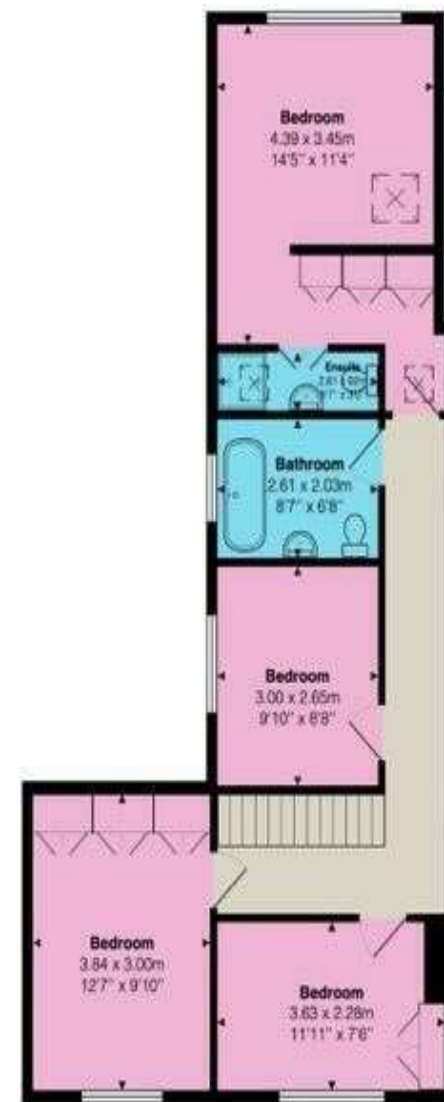
**M39470124**      **EPC BAND: TBC**  
**COUNCIL TAX BAND: TBC**

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

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.



Ground Floor



First Floor

The approximate total area for the elements of the property represented on the floorplan is 192 SqM (2062 Sq.Ft)  
The approximate total area for the property excluding the Outbuilding is 168 SqM (1809 Sq.Ft)