



**HILL VIEW HOUSE, MARLOW**  
**PRICE: £1,500,000 FREEHOLD**

**am** ANDREW  
MILSOM



**HILL VIEW HOUSE  
2a HILLSIDE ROAD  
MARLOW  
BUCKS SL7 3JY**

**PRICE: £1,500,000 FREEHOLD**

This superbly designed four double bedroom detached family home is offered for sale in 'show home' condition as a result of tasteful modernisation and extension and now provides exceptional accommodation with outstanding views.

**200 FT PLOT: 60FT BY 40FT REAR GARDEN:  
FOUR DOUBLE BEDROOMS: THREE  
DRESSING ROOMS: THREE BATH/SHOWER  
ROOMS: KITCHEN/DINING ROOM WITH  
APPLIANCES: THREE RECEPTION ROOMS:  
UTILITY & CLOAKROOM: GARAGE:  
DRIVEWAY PARKING: NEW DOUBLE  
GLAZING & GAS CENTRAL HEATING.**

**TO BE SOLD:** Situated on rising ground in Sandysgate Primary School catchment with far reaching views over the town to Winter Hill, an extremely spacious four bedroom detached family house. This attractive contemporary home has been extended, remodelled and modernised and has three new bath/shower rooms, a cloakroom and a superb kitchen/dining room with complete range of appliances and bifold doors onto a south facing terrace, new electrical and central heating systems, composite, tiled and carpeted floors and replacement double glazing including a stunning Cathedral window. A viewing is essential to appreciate the stylish and light accommodation. Marlow has an excellent range of shopping, sporting and social facilities and a railway station with train service to Paddington, via Maidenhead. The M4 and M40 are accessible, via the Marlow Bypass, at Maidenhead and High Wycombe respectively. The accommodation comprises:

**RECEPTION HALL** front door, glazed side panel, stairs to First Floor, radiator, door and steps to Garage, spotlighting and door to



**KITCHEN/DINING ROOM** comprehensive range of contrasting black and grey wall and base units, granite working surfaces, inset sink with Quooker tap and waste disposal, two Neff ovens with warming drawer, fridge and freezer, dishwasher, large peninsular unit with granite work surface, further drawers and cupboards, Elica induction hob with extractor, tiled floor, high ceiling with three feature lights and spotlighting, two radiators, wine fridge, bifold doors to south facing terrace and door to



**FAMILY ROOM** tiled floor, radiator, high ceiling with spotlights, double glazed door to terrace.

**INNER HALL** door to Utility Room and door to

**CLOAKROOM** white suite of w.c., wash basin, heated towel rail, spotlights, extractor fan.

**UTILITY ROOM** with matching working surface and cupboards to the Kitchen, inset sink with mixer tap, space and plumbing for washing machine, space for tumble dryer, radiator, spotlights, extractor fan, double glazed door to Garden.



**LIVING ROOM** radiator, multimedia points, four wall lights, spotlights, bifold doors onto the patio and door to

**SITTING ROOM** radiator, double glazed door to patio, spotlights.

**FIRST FLOOR LANDING** Velux roof light, access to loft, spotlights and radiator.

**BEDROOM ONE** full height and width Cathedral window with superb views over Marlow to Winter and Keepers Hills, vaulted ceiling, media points, two wall light points, radiator.



**ENSUITE DRESSING ROOM** space for wardrobes, spotlights and door to

**ENSUITE SHOWER ROOM** white suite of Quadrant shower with hand held attachment and overhead rose, heated towel rail, wash basin, low level w.c., tiled floor, extractor fan, spotlights.

**BEDROOM TWO** rear aspect room with radiator, media point and door to

**ENSUITE DRESSING ROOM** with radiator and space for wardrobes and door to



**ENSUITE SHOWER ROOM** with attractive glazed shower unit with black fittings, overhead rose, mixer tap, heated towel rail, w.c., wash basin with vanity cupboards, Velux roof light, tiled floor, fitted illuminated mirror.

**BEDROOM THREE** front aspect room with picture window with superb southerly view, two wall light points, television aerial point, radiator and door to

**ENSUITE DRESSING ROOM** with space for wardrobes.

**BEDROOM FOUR** rear aspect room with radiator, television aerial point.



**FAMILY BATHROOM** with unique oval shaped panel bath, high rising mixer tap, hand held attachment, w.c.. twin oval shaped basins on a vanity stand with drawers, heated/illuminated mirror, full width shower with glazed screen, overhead rose, tiled floor, heated towel rail, ornate lights, spotlighting.

## OUTSIDE

**THE FRONT GARDEN** has been superbly landscaped to incorporate a wide gravel driveway for Numerous vehicles with rendered retaining walls to side. Stone steps rise to the front door and the superb

south facing terrace whilst there is a lawn area with mature fir trees.

**INTEGRAL TANDEM GARAGE** with steps down from the Reception Hall, pressurised hot water cylinders, radiator, Worcester gas fired boiler, smart meter and electric roller door. **This area if not being used for the storage of cars would make an ideal gym/home office/annexe etc.**

**TO THE REAR** is a 60 ft landscaped garden with wide grey flagstone patio with lighting, electrical point and tap and steps up to a gravelled area with flower beds at both sides and steps up to a large expanse of lawn bordered by panel fencing.

**M9220723 EPC BAND: C**  
**COUNCIL TAX BAND: TBC**

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

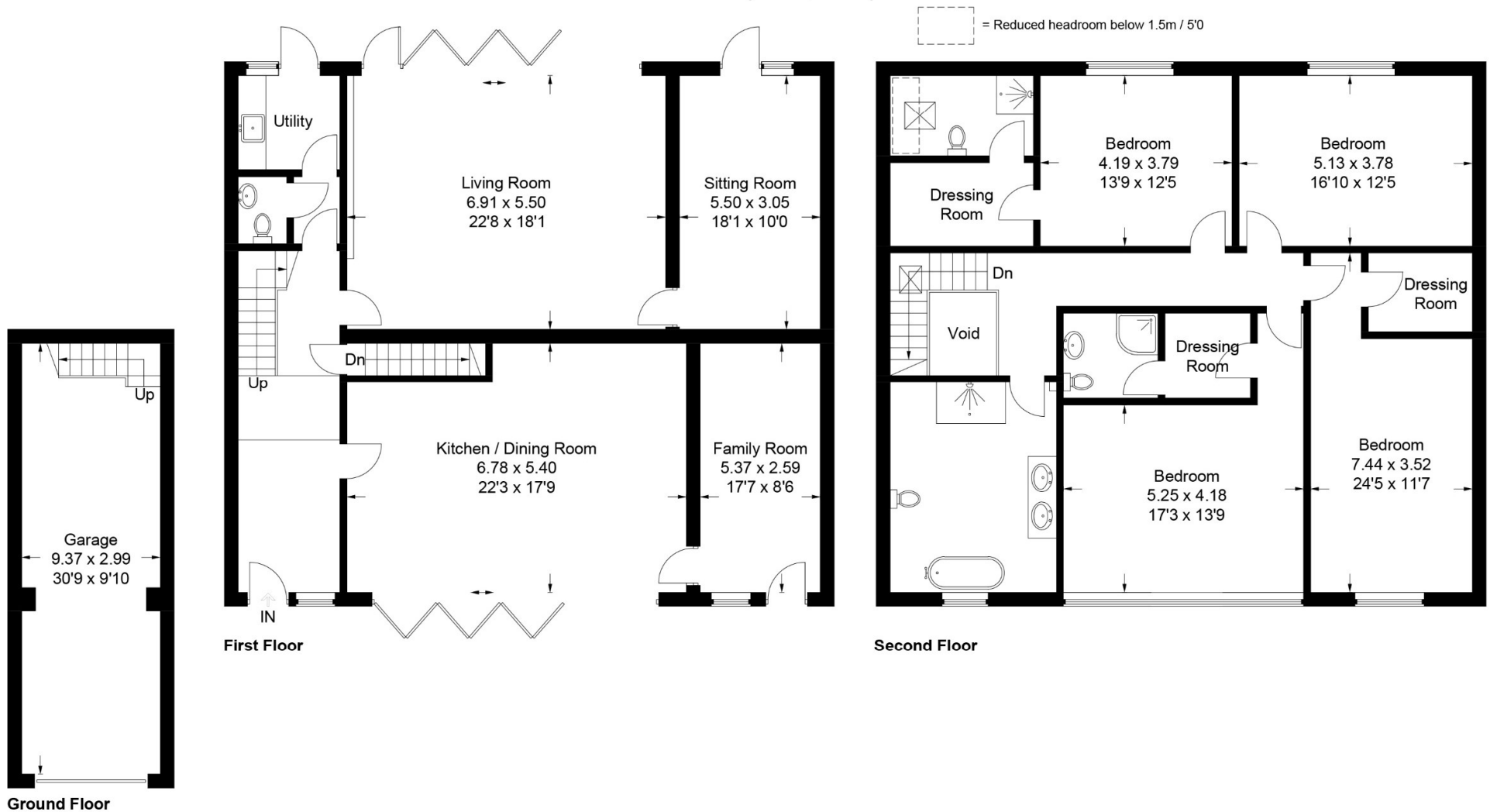
**DIRECTIONS:** using the postcode **SL7 3JY**, Hill View House will be found towards the east end of Hillside Road nearing its junction to Gypsy Lane.

**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.

**DRAFT DETAILS**  
**AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area  
 Ground Floor = 28.0 sq m / 301 sq ft  
 First Floor = 142.3 sq m / 1,532 sq ft  
 Second Floor = 138.7 sq m / 1,493 sq ft  
 (Excluding Void)  
 Total = 309.0 sq m / 3,326 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.

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