



MEADOW COTTAGE, MARLOW
PRICE: £1,195,000 FREEHOLD

am ANDREW
MILSOM

**MEADOW COTTAGE
SEYMOUR COURT ROAD
MARLOW
BUCKS SL7 3BX**

PRICE: £1,195,000 FREEHOLD

In a delightful semi rural location with far reaching views over countryside, an individual four bedroom detached family home set in lovely gardens

**THIRD OF AN ACRE PLOT:
FOUR DOUBLE BEDROOMS:
THREE BATH/SHOWER ROOMS:
THREE RECEPTIONS: STUDY/BED 5:
FITTED KITCHEN: GAS CENTRAL
HEATING: DOUBLE GLAZING:
GATED ENTRANCE: PARKING:
DOUBLE GARAGE/WORKSHOP:
NO ONWARD CHAIN.**

TO BE SOLD: This well planned four bedroom family home is being sold with no onward chain and having been redecorated and renovated is ready for immediate occupation. Situated under a mile from Marlow, Meadow Cottage is located to the south of its ample plot leaving space for extension or a separate dwelling, subject to usual consents. Such development opportunities are extremely rare in Marlow. Adjoining open countryside and set on a particularly secluded plot with detached garage/workshop and driveway parking, this impressive home has stunning views, especially from the first floor and is highly recommended for an internal viewing.. Marlow has excellent sports and social facilities, a busy High Street with variety of shops and restaurants and a railway station with trains to London Paddington. The M4 and M40 are accessible at Maidenhead and High Wycombe respectively. The accommodation comprises:

ENTRANCE HALL front door, wood floor, vaulted ceiling, entry phone, stairs to First Floor.



SITTING ROOM bay window, radiator.

LIVING ROOM bay window, two radiators, wood floor, open fireplace, wood burning stove, granite hearth, oak bressumer, wide opening to Dining room.

STUDY/BEDROOM FIVE: encased radiator, wood floor, under stairs storage cupboard.

SHOWER ROOM white suite of corner shower cubicle, shower attachment, overhead rose, pedestal basin, low level w.c., heated towel rail with radiator, tiled floor, wall surrounds, extractor fan.



DINING ROOM wood floor, bi-fold doors to rear garden, encased radiator, concealed meters and electrical consumer unit, stable door and opening to



KITCHEN range of wall and base units, Corian work surface, one and a half sinks with single drainer, mixer tap, space and plumbing for washing machine, dishwasher, four ring Neff induction hob, oven and cooker hood, space for American style fridge freezer, wood floor, vertical radiator, Worcester gas fired boiler, wine rack.

FIRST FLOOR

LANDING linen cupboard.



BEDROOM ONE part vaulted ceiling, radiator and dressing area with fitted wardrobes and drawers and door opening to

ENSUITE BATHROOM white suite of panel bath, separate shower unit and screen, low level w.c., pedestal basin, tiled splashbacks, vinyl floor, radiator, double glazed window with shutters overlooking the rear garden.

BEDROOM TWO radiator, fitted wardrobe and window with shutters overlooking the rear.

BEDROOM THREE radiator, window overlooking the rear.

BEDROOM FOUR range of fitted wardrobes to one wall, radiator, window with shutters.



FAMILY BATHROOM white suite of panel bath, separate shower unit and folding screen, low level w.c., wash basin, tiled floor and wall surrounds, vanity drawers, fitted mirror, shaver socket, heated towel rail.

OUTSIDE

Meadow cottage is set on a **170FT x 80FT** plot.

TO THE FRONT is a cobbled driveway through secure gates onto a large gravelled driveway with turning area and parking area for several vehicles. Gated side access to rear.



THE SIDE AND REAR GARDENS are a feature of the property and include a formal garden with a wide flagstone patio with steps up to a large lawn area bordered by herbaceous beds with brick retaining walls, maturing trees and enclosed by panel fencing. Beyond the fencing is a large paddock siding onto open land and including a **DETACHED GARAGE** suitable for all number of uses



M18650923 **EPC BAND: D**
COUNCIL TAX BAND: G

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

DIRECTIONS: using the postcode **SL7 3BX**
Meadow Cottage is the last property on the right just before open countryside and the speed restriction sign.

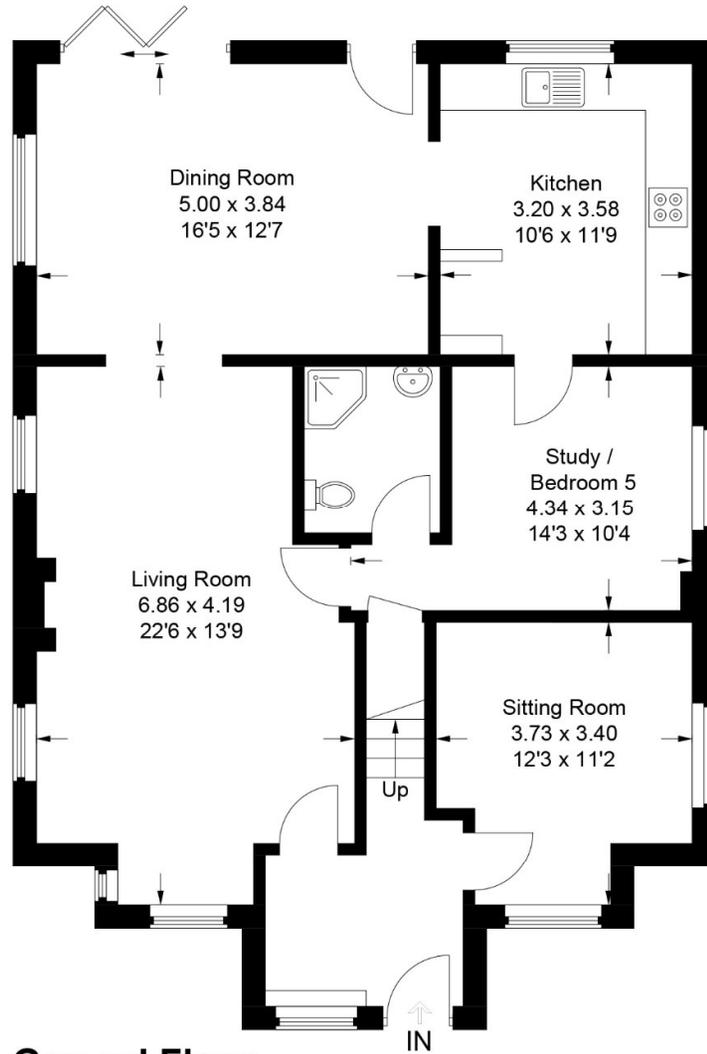
MONEY LAUNDERING REGULATIONS:
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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.

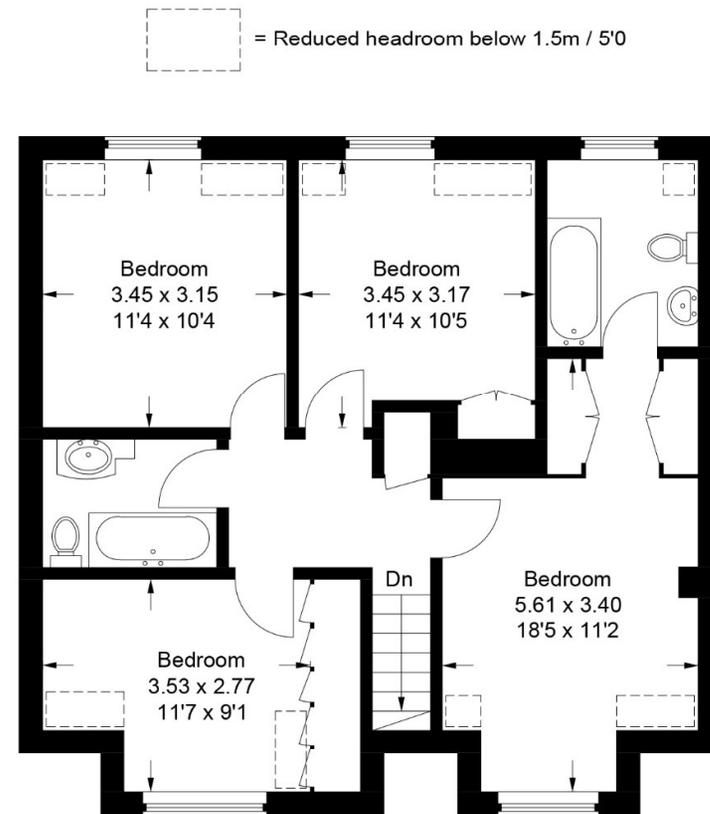
DRAFT DETAILS
AWAITING CLIENTS APPROVAL



Approximate Gross Internal Area
Ground Floor = 93.9 sq m / 1,011 sq ft
First Floor = 65.9 sq m / 709 sq ft
Total = 159.8 sq m / 1,720 sq ft



Ground Floor



First Floor

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.