



Superbly located family home

4 Dedmere Rise, Marlow, Buckinghamshire, SL7 1PH

Freehold

savills

An individual detached period home • Popular and convenient location • Well proportioned and flexible accommodation • Generous bedrooms with • Westerly rear garden offering privacy • Garage and driveway parking

Distances & Times

Marlow Station 0.3 miles,
Marlow High Street 0.5 miles,
River Thames Path 0.6 miles,
A404 1 mile

Situation

Situated on a no through road and in a convenient location within close proximity to the railway station and high street.

Marlow town offers a superb range of retailers, with an eclectic mix of local independent and national retailers. There are numerous bars, cafes and restaurants dotted around the town offering destinations for any occasion. The town itself is situated on the banks of the River Thames and the Thames Path follows the river through the town.

Just outside the town, the area opens out to glorious rolling countryside and a designated Area of Outstanding Natural Beauty. Outdoor pursuits are numerous, as are golf, football, cricket and rugby clubs.

For commuters, the town has a train station to Paddington (via Maidenhead) and the M40 motorway is accessed from the A404(M) which passes the town.

Accommodation

A 1930s detached family home that offers the ideal layout and available space for growing families, in an excellent setting close to a number of good schools including Sir William Borlase Grammar. The attractive partially tile-hung property currently offers 1600 sq ft of living space with previous plans approved to extend the home, providing the new owner with an excellent opportunity for personalisation and to expand and modernise to their own desired requirements. The house also benefits from a generous enclosed garden, a garage and driveway parking.

On the ground floor, an entrance hall with cloakroom and w.c. leads to the two reception rooms, comprising a 14 ft dining room and a separate 21 ft living room with wood-burning stove and double doors opening to a useful study area opening to the garden. The kitchen is situated to the rear of the house with views and a door to the garden, plus a large storage cupboard. On the first floor, the principal bedroom has an en suite shower room while the three additional bedrooms share a family bathroom.





The property enjoys a good size corner plot, well screened from the road by mature hedging to the front. A driveway to the side provides off-street parking and access to garage. The rear garden is a generous size with a large lawn enclosed by wooden panel fencing. There are a number of established shrubs and great scope for landscaping.

Directions

From the bottom of Marlow High Street (at the double roundabout) turn left onto Station Road and proceed for about 0.3 miles. Turn left onto Dedmere Rise where the house will be found on the right-hand side just after the turning to Taylors Close.

Local Authority

Wycombe Council – Band F

Services

All mains services.

Tenure

Freehold with vacant possession.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.

Postcode

SL7 1PH

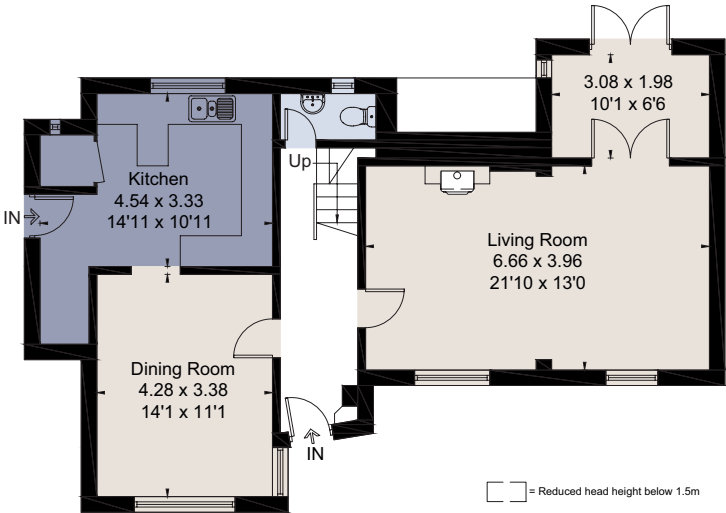


4 Dedmere Rise, Marlow, Buckinghamshire, SL7 1PH
Approximate Area 152.2 sq m / 1638 sq ft
Garage 24.1 sq m / 259 sq ft
Total 176.3 sq m / 1897 sq ft
Including Limited Use Area (0.2 sq m / 2 sq ft)

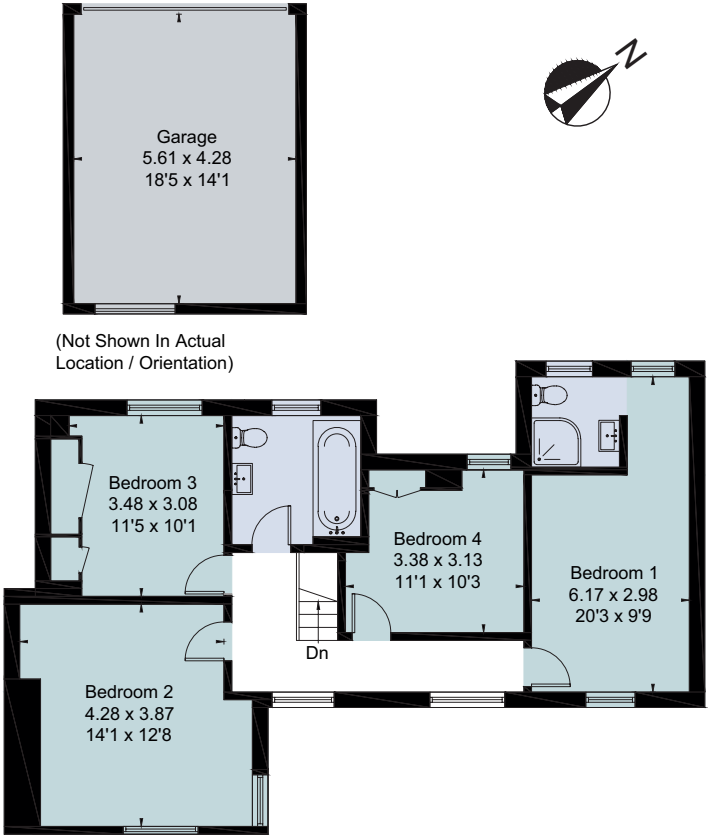


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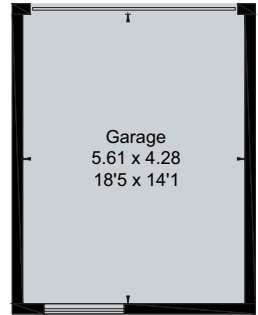
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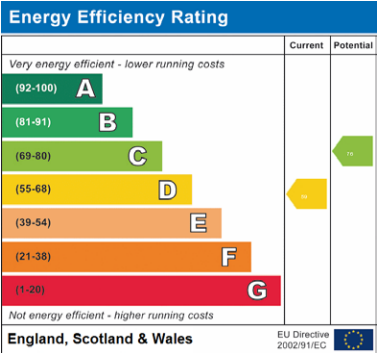
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



For identification only. Not to scale. © 210812RM

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