



# Superbly located character home with double garage

**The Minnows, 25 St Peter Street, Marlow SL7 1NQ**

Freehold

savills



Marlow's most coveted location • Prime town centre convenience • Situated next to the River Thames path • Double garage and garden • Decent rooms sizes throughout • No chain

### Introduction

Set in a prime town centre location yet with a double garage for parking and a pretty garden, is this wonderful four bedroom home near the Thames.

### Distances & Times

Marlow High Street - 0.1 miles, River Thames public slipway - 75 yards, Marlow Station - 0.4 miles.

### Situation

St Peter Street is often regarded as Marlow's premier address, combining period character charm with perfect town centre convenience. The Minnows is set on a corner plot, giving a long side return with rear access to the garden and double garage.

The River Thames public slipway is 75 yards away at the end of the lane giving brilliant access for launching small vessels, canoes, paddleboards, etcetera.

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

The Minnows has a great layout, made best by its corner position that allows a central hallway that gives access to accommodation to the front and rear of the property. The front reception room on the ground floor makes a wonderful formal room, with two windows looking out over St Peter Street. This 23 foot room provides space for a formal dining room, if required. The front reception room on the ground floor makes a wonderful formal room, with two windows looking out over St Peter Street. This 23 foot room provides space for a formal dining room, if required.

To the middle of the home is a large 19ft kitchen, beautifully fitted with a central island unit providing a breakfast bar. Through the kitchen is a second reception room, itself also a decent 18ft room that leads out onto the garden. This makes for a lovely informal sitting room.

To the first floor is a principle bedroom with high ceilings and fitted wardrobes, with a useful en suite bathroom too.







There are two further double bedrooms and a single bedroom, making four bedrooms in total

To the rear of the house is a pretty garden, enclosed to all sides and providing space for entertaining. A double garage provides parking which is an excellent facility to have in such a town centre location.

#### Directions

From the bottom of the High Street (at the double roundabout) take the exit onto Station Road. About 25 yards along the right turn right into St Peter Street, where The Minnows can be found towards the end of the street on the left hand side of the road (at its junction with Fishermans' Retreat).

#### Local Authority

Wycombe Council – Band G

#### Services

All mains services.

#### Tenure

Freehold with vacant possession.

#### Energy Performance

The property is Grade II listed and therefore an Energy Performance Certificate may not have been produced.

#### Viewing

Strictly by appointment with Savills.

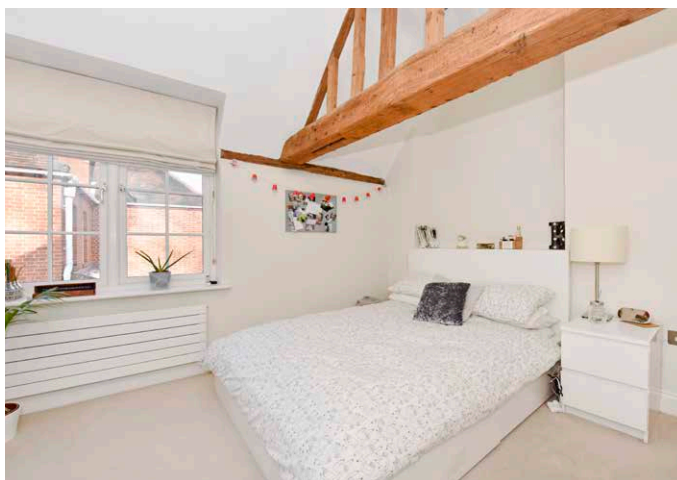
#### Postcode

SL7 1NQ.

#### General Remarks & Stipulations

The property is Grade II listed.

Please note that photographs of the property pre-date the current tenancy and were taken in 2019.



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**Approximate Floor Area** 180.6 sq m / 1944 sq ft

**Garage** 25.2 sq m / 271 sq ft

**Total** 205.8 sq m / 2215 sq ft



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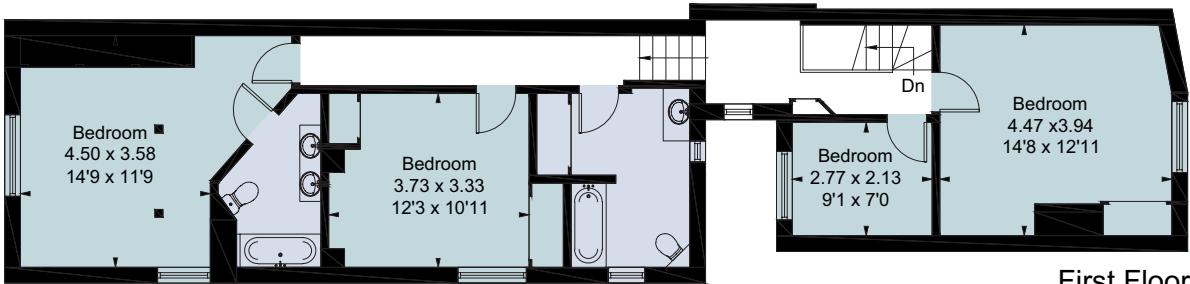
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**Richard Maby**

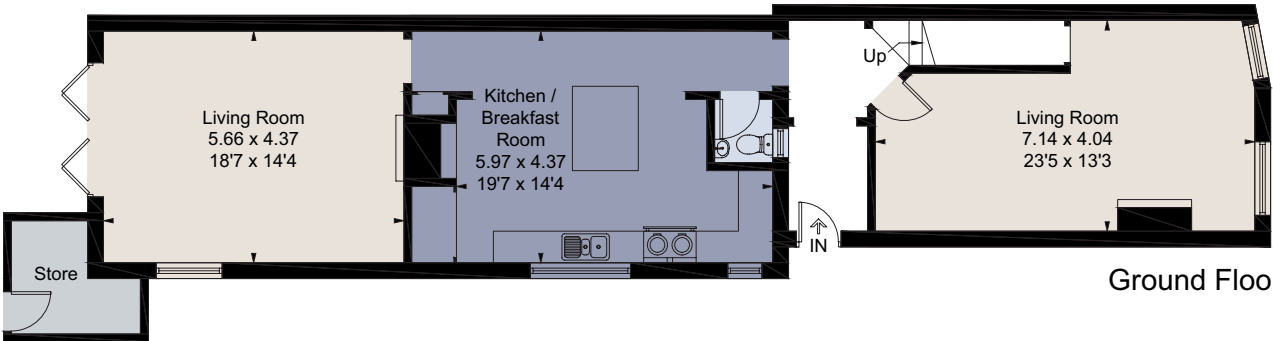
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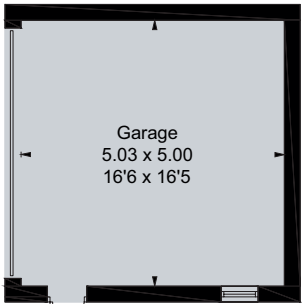
marlow@savills.com



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	45	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

For identification only. Not to scale. © 210218RM

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