



A superb riverfront home with a mooring

54 Temple Mill Island, Marlow, Buckinghamshire, SL7 1SQ

Freehold

savills

Beautiful riverside development • Marina mooring on the river Thames • Lovely riverside view to the rear • Good room sizes throughout • Garage/utility room and driveway • Lovely setting, semi-rural yet easy for Marlow

Introduction

This lovely spacious home backing the river Thames has a private mooring in the marina, and river views to the rear.

Distances & Times

Marlow High Street – 1.7 miles,
Maidenhead Station (for
London Paddington) – 5.1 miles,
M4 (Junction 8/9) – 5.3 miles.

Situation

Temple Mill Island is a coveted private island in the River Thames, less than two miles from the town centre in Marlow. The island, previously occupied by a mill, is now a lovely private housing development with a marina in the centre. The island is beautifully maintained by a volunteer residents' committee, and is share-owned by all residents.

The island is perfectly positioned to take advantage of the nearby market towns of Henley-on-Thames and Marlow, as well as being close to the main commuter routes to London – the M4 and M40 and the rail links at Maidenhead.

The nearest town of Marlow (being less than two miles) 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 M4 and M40 motorways are accessed from the A404(M) which passes the town.

Accommodation

The property is approached through electric gates onto Temple Mill Island, and through past the marina to the private driveway at number 54.

The ground floor provides a large open plan kitchen, dining and living space, which in turns opens out through patio doors onto the rear garden – overlooking the millstream that flows into the Thames. This large room provides a good range of kitchen units and an island with breakfast area.

The principal reception room to the first floor is also to the rear of the property, with sliding doors out to a private balcony. This lovely room provides commanding elevated views over the waterway.





Three double bedrooms and two shower rooms, with a separate third cloakroom, complete the accommodation. The main bedroom has a lovely floor-to-ceiling window overlooking the river too.

To the rear there is a pretty courtyard garden overlooking the millstream, providing a tranquil setting for al fresco dining.

A mooring is owned as part of this home within the marina on the island, providing access onto the main flow of the river Thames.

Directions

From the A404 roundabout (signposted Bisham / Marlow) head along Bisham Road for about 100 metres, turning left at the first junction. Continue along this lane, bending right and left, until you are unable to go any further. The gates to the Island are on the right hand side of the road.

Local Authority

Royal Borough of Windsor and Maidenhead – Band G

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 1SQ



54 Temple Mill Island, Marlow, Buckinghamshire, SL7 1SQ

Approximate Area 130.4 sq m / 1404 sq ft

Garage 7.0 sq m / 75 sq ft

Total 137.4 sq m / 1479 sq ft

Including Limited Use Area (4.6 sq m / 49 sq ft)



savills

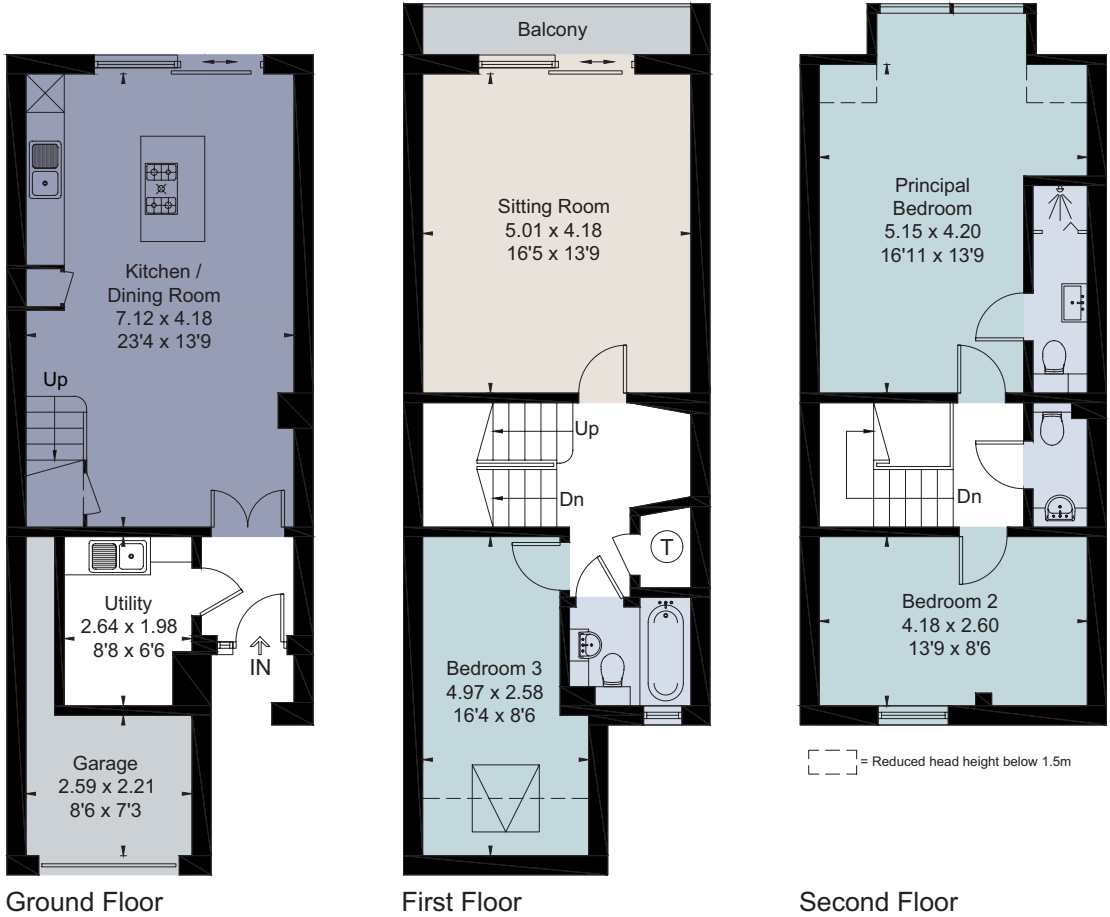
savills.co.uk

Richard Maby

Savills Marlow

01628 481 373

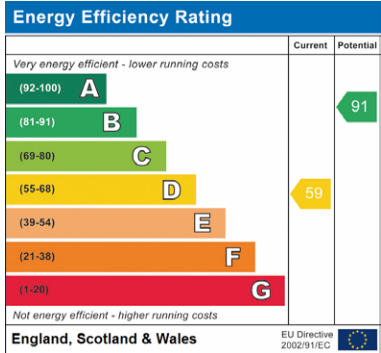
marlow@savills.com



Ground Floor

First Floor

Second Floor



For identification only. Not to scale. © 210521RM

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure by fourwalls-group.com

