



# An attractive family home

**1 Ferry Lane Cottages, Ferry Lane, Medmenham, Marlow, SL7 2HA**

Freehold





Attractive brick and flint character home • Coveted village location just outside the town of Marlow • Easy access to the River Thames via the public slipway

- Lovely modern kitchen overlooking rear gardens
- Well proportioned and flexible layout • Freestanding double garage • Grade 2 listed • No onward chain

#### Distances & Times

River Thames public slipway – 0.2 miles; Marlow High Street – 3.5 miles; Henley-on-Thames – 4.5 miles.

#### Situation

1 Ferry Lane is a beautifully presented grade 2 listed brick and flint character home just off a popular no-through residential road. With access to the river providing boating (via Medmenham public slipway) and with footpaths on the doorstep giving access to the Chilterns, there are miles of walking.

The Medmenham reach between Hurley and Mill End is a beautiful stretch of river.

This charming village has a totally refurbished privately owned village pub/restaurant with a delightful church and nearby primary school. Danesfield Hotel and Spa is within 2 miles, offering excellent hotel and leisure facilities. The riverside towns of Marlow and Henley-on-Thames are about 3 and 4 miles respectively, offering excellent recreational and shopping facilities and train stations, with transport links to London.

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 front door opens into a lovely generous sitting room with feature open fireplace with exposed beams spanning the length of the room. To the rear of the property, the impressive shaker style kitchen with integral appliances mixes traditional style with a contemporary feel. The central island with breakfast bar sits below a frameless glass flat roof adjoining the glass sliding doors overlooking the rear gardens.







A fitted utility room with integral wine cooler and a cloakroom is positioned adjacent with handy external access to the side of the property.

A further reception room offers flexible space for entertaining and under stair storage with the staircase to the 1st floor.

The 1st floor consists of three individual double bedrooms two of which benefit from modern en suite shower rooms while a 4th bedroom/office is served by a well-appointed family bathroom.

The rear garden features an impressive freestanding timber clad double garage with lean-to.

The garden is mostly laid to lawn and enclosed with a paved patio area and gated entrance to the front. An attractive stone wall frames the front aspect with shingled front gardens and wrought iron front gate.

#### **Directions**

Turning into Ferry Lane off Marlow Road A4155, at the churchyard, continue down Ferry Lane for about a 1/4 of a mile. Where the house can be found after a short distance on the left hand side.

#### **Local Authority**

Wycombe Council – Band F

#### **Services**

All mains services with oil Central Heating

#### **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.

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Approximate Area 155.9 sq m / 1678 sq ft

Garage 35.1 sq m / 378 sq ft

Total 191 sq m / 2056 sq ft



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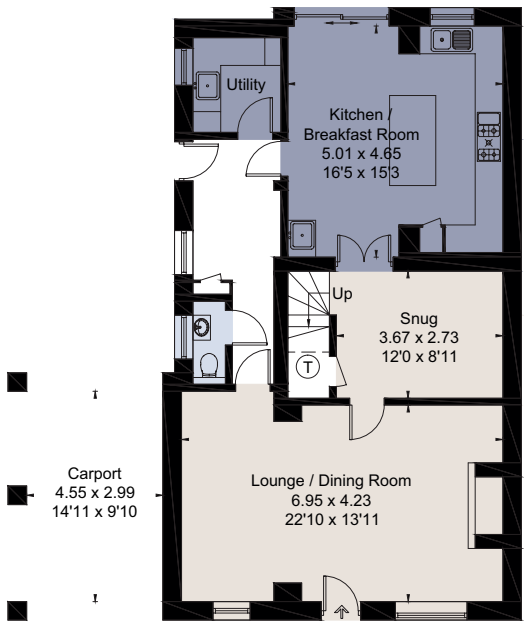
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Richard Maby

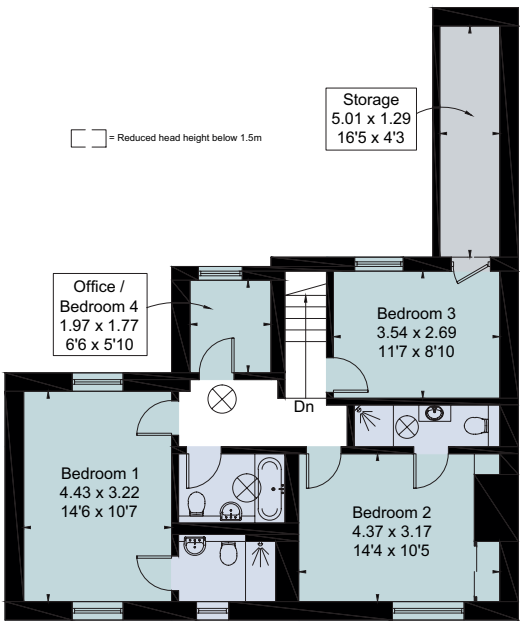
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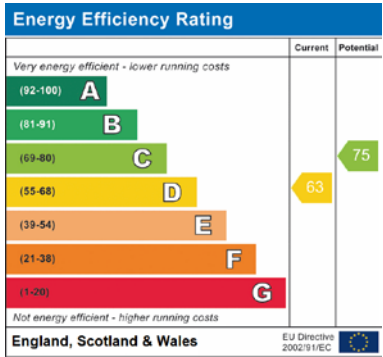
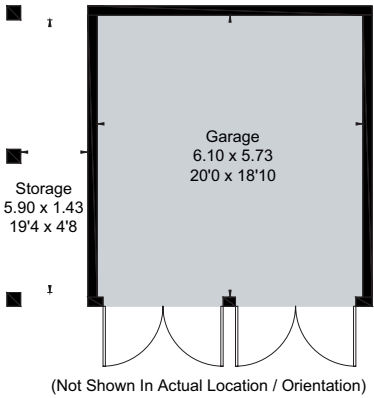
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Ground Floor



First Floor



For identification only. Not to scale. © 210901RM

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