



An extended Victorian home in the town centre

Cambridge Cottage, 13 Cambridge Road, Marlow, SL7 2NR

Freehold

savills

Two reception rooms • open plan kitchen/dining room
• four bedrooms • two bath/shower rooms • utility room
• cloakroom • basement • one-bedroom annexe • parking
• garden

Situation

Cambridge Road is situated close to the top of Marlow's vibrant High Street opposite Riley Park and is a handily situated for access to the Hand & Flowers pub, Sir William Borlase's Grammar and Marlow Common. Marlow is a popular location for young families, with numerous schooling options ranging from prep schools to secondary schools. Marlow town offers a superb range of retailers, with an eclectic mix of local independent and national names. There are bars, cafes and restaurants dotted around the town offering destinations for any occasion. Just outside the town, the area opens out to glorious rolling countryside and a designated Area of Outstanding Natural Beauty. Outdoor pursuits are plentiful, as are golf, football, cricket and rugby clubs. For commuters, the town has a train station to Paddington (via Maidenhead) and the M40/M4 motorways are accessed from the A404(M) which passes the town.

Description

A very characterful Victorian end-of-terrace cottage which has a number of original features, including the former service bell, fireplaces, picture rails and a handsome staircase. This is beautifully complemented by a classic yet modernised décor scheme which harmonises well with the age and character of the building. A sympathetic extension to the rear has created a fabulous open plan kitchen/dining room, which is appointed with attractive cabinetry and a handsome range stove.

The accommodation is arranged over three floors and extends to 2131 sq ft, including a useful basement level which provides an opportunity for storage or conversion. On the ground floor, an entrance hall with cloakroom/w.c. leads to a family room and separate sitting room, a study/snug to the front of the house, an open plan dining room/kitchen and adjoining utility room and cloakroom. On the first floor there is a generous principal bedroom with en suite shower room, three further good size bedrooms and a family bath/shower room. A further highlight is the detached annexe, which comprises a sitting room, bedroom, kitchen and en suite shower room.





Outside

The property benefits from an attractive landscaped garden with established planting and borders including off-street parking to the front on a gravel driveway and additional to the rear on a gated slate chipping parking area adjacent to the annexe. The rear garden is a good size and is mostly laid to lawn with a variety of attractive colourful shrubs and bedding plants.

Directions

From Marlow town centre, head north to the obelisk and turn left onto West Street. Take the first right onto Oxford Road and continue for roughly ¼ mile before turning right onto Cambridge Road where the property can be found after a short distance on the left hand side overlooking Riley Park.

Tenure

Freehold

Energy Performance

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

Viewing

Strictly by appointment with Savills.



Cambridge Cottage, 13 Cambridge Road, Cambridge Road, Marlow, SL7 2NR

Approximate Area 198 sq m / 2131 sq ft

Annexe 37.9 sq m / 408 sq ft

Total 235.9 sq m / 2539 sq ft

Including Limited Use Area (0.8 sq m / 9 sq ft)

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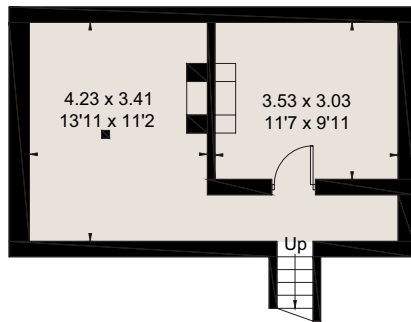


= Reduced head height below 1.5m

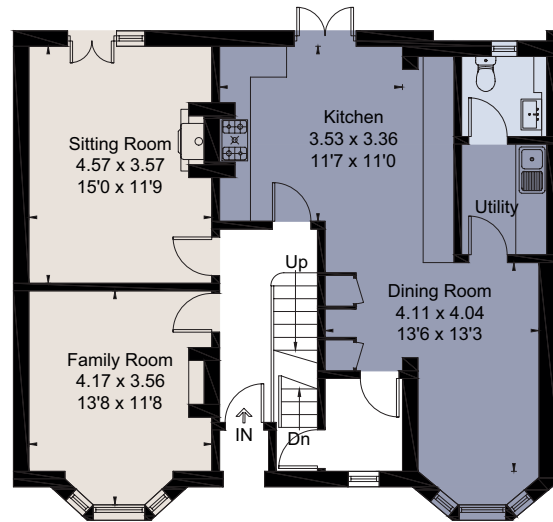


(Not Shown In Actual Location / Orientation)

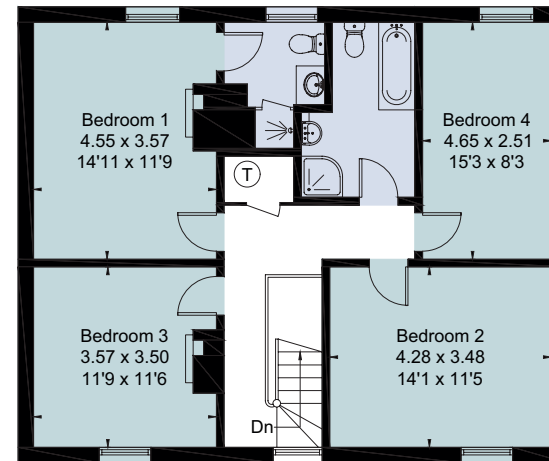
Annexe



Lower Ground Floor



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For identification only. Not to scale. © 220607RM

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