PHILIP BOOTH ESQ.

# 17 Dedmere Rise, Marlow, Bucks, SL7 1PQ

£1,275,000

- A much-loved detached family house
- Large west-facing rear garden
- Bedroom 5/dressing room with wardrobes
- Secure boundaries and a gated driveway
- Dating back to 1935
- Three reception rooms
- Three further bedrooms and a 2nd bathroom
- Within 0.5 miles from Marlow centre and railway station
- Principal bedroom with adjoining bathroom
- Fully insulated garage with potential

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
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# 17 Dedmere Rise, Marlow SL7 1PQ

Situated in a highly sought-after cul-de-sac location within 0.5 miles from Marlow town centre and railway station. A much-loved 5/6 bedroom detached house believed to date back to 1935 and extended to create a comfortable family home. The property has a large west-facing 100ft rear garden and benefits from a modern condensing boiler and replacement 'Anglian' windows, leading to an EPC rating - C.

5 2 3 C

Council Tax Band: G

**ACCOMMODATION**
A wooden entrance porch and front door opens to the entrance hall, which is carpeted featuring a glass-fronted modern feature staircase providing access to the upper floor with storage under.

The downstairs cloakroom has part--tiled walls with a w.c. & wash-hand basin.

The pleasant library/study has a front aspect with a sizeable bay window with ample space for two desks, wall mounted shelving, a wood/smokeless coal burning open fireplace with brick surround and feature wall & railway sleeper beam above the fireplace.

The dining room is a good size with a dual aspect with a sizeable bay window to the front and a picture window to the side. There is a small glass/wood panelled wine cellar/bar, The positioning of the large bay window means that 8 people can easily be seated around the existing dining room table, which the present owner has often used for entertaining and special occasions such as Christmas & New Year.

The fair-sized kitchen is well illuminated with three sets of independently controlled recessed overhead lights and through a unique solid reinforced textured glass feature door. The farmhouse style kitchen contains, a floor consisting of antique seventies terra cotta style mini-rectangular tiles. A small separate pantry with external slit window. A double drainer stainless steel sink alongside an extensive double-glazed window providing natural light and pleasant outlook to the large rear garden. There is a built-in Neff electric oven & CDA electric hob and externally vented extractor fan & numerous floor to ceiling fitted cupboards and with work surfaces over with a separate freezer unit, dishwasher, washing machine and spin-dryer with external venting.

A door opens to the kitchen anti-room a small square anti-room and storage area giving access to the paved rear terrace and cover from the elements when entering or leaving the kitchen to/from the rear of the property.

The 21' x 14 ' sitting room has two yellow/mustard brick feature walls with a large fireplace with a wood-burning and semi-circular fire surround with a large brick hearth. There are two sets of Anglian patio doors together with matching Anglian casement windows. The doors and windows have been fitted with double-pleated light burgundy Duette blinds with side-tensioning, which keep the room warm in winter and cool in summer.

Stairs lead to the first floor landing.

The principal bedroom has an adjoining Hollywood style bathroom and double glazed doors leading to a New Orleans style external viewing balcony with a rear aspect.

The balcony has a specially designed and manufactured and installed with a wrought-iron cage with a reinforced metal structure and wooden floor and seating space for 2 persons with a view of surrounding properties and Marlow's All Saints Church in particular.

The 'Hollywood style' bathroom has fully tiled walls, a spacious shower enclosure with a glass door and a safety rail, two separate shower heads, a large double ended freestanding bath, a w.c., a bidet and a twin basin vanity unit with a touch control Hollywood vanity mirror, together with an illuminated linen cupboard for towels. There is also strong recessed lighting, an extractor fan and an electric heated towel rail. The bathroom also has natural light & ventilation thanks to two frosted glass windows on the external wall and a quirky internal frosted porthole window together with a large opaque glass door in the internal hall wall leading to/from the principal bedroom.

Bedroom 5, is a small bedroom which has been converted into a dressing room and comprising individually designed and carpenter installed floor to ceiling cupboards, shelves and hanging spaces. The wall opposite the cupboards has recessed lighting.

Bedroom 2 has a front aspect with floor to ceiling Sharps fitted cupboards, which were purpose designed including drawers, hanging spaces, tie and shoe racks etc. There is also a second built in cupboard with hanging & storage space, an Anglian casement window.

Bedroom 3 has a front aspect with Anglian windows with a large sill and a built-in cupboard.

Bedroom 4 is a single bedroom with a rear aspect and fitted with a range of IKEA furniture with clever design ideas, An Anglian window with sill. It also has a very pleasant view over the rear garden and much of Marlow.

The family bathroom has two frosted windows with a sill – a bath with overhead Aqualisa shower and a w.c.and wash-hand basin bathroom cabinets. The walls are tiled in white and the floor consists of grey marble tiles.

Outside
The large west-facing rear garden has a walled raised bed on its northern side with an adjoining block paved path leading to a top of the range 17’ x 11’ Robinsons Rosette Cottage Green dwarf wall greenhouse installed in June 2024. The well stocked garden contains many flower beds and fruit trees and the rear third of the garden is laid out in the form of a vegetable plot containing an Adley 8' x 10' Double Door Overlap Apex Shed in forest green.

There is also a large run of mature raspberry plants at the back of the garden and during this last summer has had a large crop of raspberries, strawberries, cucumbers, aubergines, potatoes, cherry & plum tomatoes, courgettes, marrows, rocket, green beans and sweet corn. There are also several lovely camellias near the kitchen garden together with resplendent hydrangeas and a large rhododendron and there are even several banana plants alongside the greenhouse

The 21' x 10' single garage has an up and over aluminium door with 2 Anglian windows - one of which opposite a neighbour is frosted and the other facing the back garden consists of clear glass. As the garage was once used as an office, the entire interior area including the walls and ceiling is thermally insulated with its own radiator and there is also a set of internal double doors in front of the up and over external aluminium door which pretty much provides a hermetically sealed environment for the area as a whole. It is split into 2 sections with a partial brick wall at waist height partitioning the third of the garage nearest to the back garden and a solid lockable door leading into the back

To the side of the house there is pedestrian access with a boiler room housing a wall mounted Worcester boiler and external water stopcock + elevated electrical circuit breakers all of which are enclosed by an external sturdy ventilated wooden door.

To the front there are large lockable black double wrought iron entrance gates and adjoining well maintained substantial privet front hedge for complete privacy & security. The drive features herring-bone brindle block paving with room for 2 cars surrounded by runway lights leading up to the property's front door and adjoining large flat-roofed single garage with up and over aluminium door combined with a separate block-paved path at the front of the house leading to a separate wheelie bin storage area.

**LOCATION**

Living in Marlow

Marlow is a popular riverside market town which offers cosmopolitan living, nestled in the Buckinghamshire countryside. The town centre features a wide range of shops with both small independent and premium national retailers.

There are a plethora of bars, independent cafes and restaurants throughout the town, most notably the trio of restaurants of Tom Kerridge, the well-respected Michelin-starred chef.

The town itself is situated on the banks of the River Thames and the Thames Path follows the river through the town, through parkland and play-parks. Beyond the town centre, rolling countryside is framed by the Chilterns Area of Outstanding Natural Beauty and dotted with footpaths, bridal paths, and open views.

River pursuits are accessible from the town, and close to Marlow are golf facilities, football, cricket and rugby clubs. An annual festival, Pub in the Park, is immensely popular for live music and culinary displays.

For commuters, the town has a train station to Paddington (connecting via Maidenhead), where mainline services and the Elizabeth Line provide frequent services to London. The M40 motorway is a short drive via the A404(M), which passes the town. Marlow Station 0.3 miles, Marlow High Street 0.5 miles, River Thames Path 0.6 miles, A404 1 mile.

The nearby town of Henley-on-Thames - famous for the Royal Regatta - is only 8 miles away, and the larger town of High Wycombe is only a few miles away, featuring shopping malls, cinemas, and a large John Lewis.

Marlow benefits from a number of good nursery and primary schools, including Great Marlow School, Sir William Borlase’s Grammar School, Marlow C of E Infant School & Marlow Day Nursery

Tenure: Freehold
Services: All mains services
Council Tax: Wycombe - Band G

**Approximate Gross Internal Area 2166 sq ft - 201 sq m**
**(Including Garage)**
Ground Floor Area 1304 sq ft – 121 sq m
First Floor Area 862 sq ft – 80 sq m

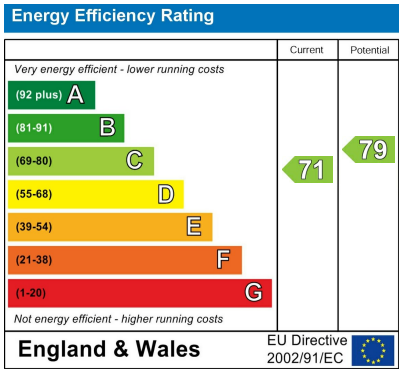
Ground Floor First Floor

## Directions

From Marlow Place on Station Road. Proceed away from Marlow town centre where Dedmere Rise will be found on the left and no 17 will be found towards the end on the left hand saide.

## Viewings

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.

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