



THE OLD MILL HOUSE

TEMPLE LANE, SL7



LANDSTONES



THE OLD MILL HOUSE, TEMPLE LANE, MARLOW SL7 1SA

LANDSTONES COUNTRY HOUSE TEAM ARE PROUD TO PRESENT FOR SALE THIS STUNNING WATERSIDE PROPERTY, SET ON THE BANKS OF THE RIVER THAMES AT TEMPLE MILL ISLAND JUST OUTSIDE THE BEAUTIFUL HISTORIC VILLAGE OF MARLOW.

THIS ELEGANT AND BEAUTIFULLY MAINTAINED PERIOD HOME, BELIEVED TO DATE FROM THE EARLY 18TH CENTURY, OFFERING OVER 4,000 SQ.FT OF FLEXIBLE LIVING SPACE IN A TRANQUIL SECLUDED SETTING ON THE RIVER THAMES. SET WITHIN LANDSCAPED GARDENS AND BENEFITING FROM A 76 FT PRIVATE MOORING WITH DIRECT RIVER FRONTAGE, THIS STUNNING DOUBLE-FRONTED RESIDENCE SEAMLESSLY BLENDS PERIOD CHARM WITH MODERN CONVENIENCE.

THIS IMPRESSIVE RIVERSIDE PROPERTY HAS BEEN THOUGHTFULLY EXTENDED AND IMPROVED OVER THE YEARS, WHILE RETAINING ITS ORIGINAL CHARACTER AND CHARM. THE SPACIOUS LAYOUT INCLUDES FIVE BEDROOMS AND THREE BATHROOMS (TWO EN SUITE) ARRANGED OVER THREE FLOORS, OFFERING VERSATILITY FOR FAMILY LIFE, GUESTS, OR HOME WORKING.

THE PROPERTY IS APPROACHED VIA A GATED GRAVELLED DRIVEWAY WITH AMPLE PARKING AND ACCESS TO A LARGE GARAGE WITH AN ELECTRIC ROLLER DOOR. THE FRONT GARDEN HAS BEEN ATTRACTIVELY LANDSCAPED, FEATURING A FLAGSTONE PATH AND ORNAMENTAL FOUNTAIN. THE GARDEN ALSO FEATURES A USEFUL SPRINKLER SYSTEM.

SITUATED IN THE SOUGHT-AFTER RIVERSIDE HAMLET OF TEMPLE, THE HOUSE IS LESS THAN TWO MILES FROM MARLOW TOWN CENTRE, WHICH OFFERS AN EXCELLENT RANGE OF BOUTIQUE SHOPS, NATIONAL RETAILERS, CAFES, AND ACCLAIMED RESTAURANTS. THE THAMES PATH RUNS THROUGH THE TOWN, AND THE SURROUNDING CHILTERN'S COUNTRYSIDE IS DESIGNATED AS AN AREA OF OUTSTANDING NATURAL BEAUTY.

RECREATIONAL FACILITIES ABOUND, INCLUDING GOLF, CRICKET, FOOTBALL, AND RUGBY CLUBS, WHILE THE BISHAM ABBEY NATIONAL SPORTS CENTRE IS JUST HALF A MILE AWAY. THE AREA ALSO HOSTS POPULAR EVENTS SUCH AS THE HENLEY ROYAL REGATTA AND THE HENLEY ARTS & MUSIC FESTIVAL.

FOR COMMUTERS, MARLOW AND MAIDENHEAD STATIONS PROVIDE RAIL ACCESS TO LONDON PADDINGTON, WHILE THE M4 AND M40 MOTORWAYS ARE EASILY ACCESSIBLE. HEATHROW AIRPORT IS APPROXIMATELY 22 MILES AWAY.





ON THE GROUND FLOOR, A WELCOMING ENTRANCE HALL LEADS TO A BEAUTIFULLY PROPORTIONED DRAWING ROOM WITH AN OPEN FIREPLACE, BAY WINDOW, AND FRENCH DOORS OPENING ONTO THE RIVERSIDE GARDEN. THE FORMAL DINING ROOM ALSO ENJOYS GARDEN VIEWS AND FLOWS THROUGH TO A CONTEMPORARY MIELE KITCHEN, COMPLETE WITH GRANITE COUNTERTOPS, ISLAND AND PENINSULA UNITS, A DOUBLE AGA, AND INTEGRATED APPLIANCES.

A SEPARATE RECEPTION ROOM FEATURES A SPIRAL STAIRCASE LEADING TO A BRIGHT OFFICE SPACE WITH ACCESS TO A FULL-WIDTH RIVER-FACING BALCONY. ADDITIONAL GROUND FLOOR ROOMS INCLUDE A CONSERVATORY WITH STUNNING VIEWS OF THE WATER, A WELL-APPOINTED UTILITY/LAUNDRY ROOM, CLOAKROOM, LARGE LOBBY AREA, AND INTERNAL ACCESS TO THE GARAGE AND REAR STORE.

UPSTAIRS, THE PRINCIPAL BEDROOM ENJOYS GARDEN VIEWS, FIREPLACE AND AN EN SUITE BATHROOM. TWO FURTHER DOUBLE BEDROOMS AND A FAMILY BATHROOM COMPLETE THE FIRST FLOOR. THE SECOND FLOOR OFFERS TWO ADDITIONAL BEDROOMS (ONE ACCESSED VIA A VERSATILE ATTIC ROOM) AND A FURTHER SHOWER ROOM.





Approximate Gross Internal Area = 374.0 sq m / 4027 sq ft
(Including Garage)

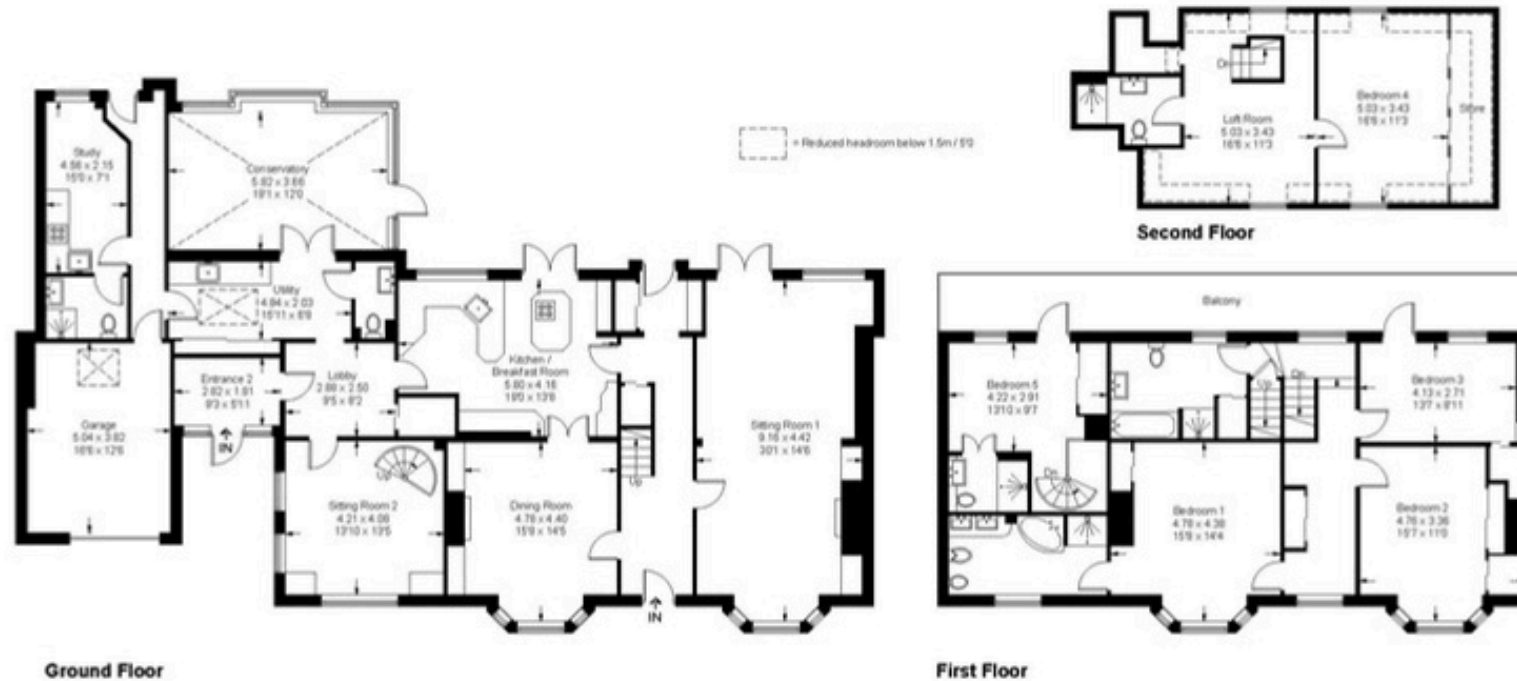


Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1223042)

- 4027 SQ FT
- THAMES RIVER ACCESS
- HOME OFFICE
- PRIVATE GATED DRIVE
- BOAT DOCK
- ORANGERY



TO THE REAR, A SMART LAWN LEADS DOWN TO THE RIVER VIA TERRACED LEVELS, CULMINATING IN A PRIVATE 76 FT MOORING ON A PEACEFUL STRETCH OF THE THAMES MAKING THIS HOUSE PERFECT FOR BOATING, ENTERTAINING, OR SIMPLY ENJOYING THE SERENITY OF THE LOCATION.



LANDSTONES



COUNTRY HOUSES

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