

# Summer Cottage, Marlow, Buckinghamshire

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A lovely Grade II Listed cottage in wonderful gardens and grounds and benefitting from a good sized detached bungalow/guest cottage (development opportunity with planning permission).

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### Summary of accommodation

#### Main House

Entrance hall | Living room | Sitting room | Dining room  
Study | Cloakroom | Kitchen

Four bedrooms | Two bathrooms

#### Bungalow

Hall | Living room | Kitchen | Bedroom | Bathroom

#### Garden and Grounds

Electrically operated gates | Driveway | Courtyard  
Garden | Parking | Summerhouse

**In all about 0.55 acres**



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## Situation

Summer Cottage is set in the heart of this delightful village, just two miles from the popular riverside town of Marlow. Little Marlow offers a primary school, two public houses, a farm shop, fishmongers and a butchers. The area is surrounded by delightful countryside and is a level walk from the Thames tow path, giving access to both Marlow and Bourne End.

Buckinghamshire is renowned for its standard of education and Summer Cottage is in the catchment for the Marlow Schools.

For the commuter, the Marlow Bypass gives access to both the M40 and M4, with the newly opened Elizabeth Line offering direct services to the City from Maidenhead just 8.8 miles away.

## Distances

Bourne End 1.5 miles, Marlow 2 miles, Central London 30 miles, M40 3.5 miles, Maidenhead station 8.8 miles (Elizabeth Line to London 42 minutes)  
(All distances and times are approximate)



## Summer Cottage

Summer Cottage is a beautifully presented, Grade II Listed home and the accommodation is as shown in the enclosed floorplans. Throughout, the house retains many period and character features with exposed beams, a wood burning stove in the living room and attractive herringbone floors. The farmhouse style kitchen is very well appointed and centres around the gas fired Aga.

The first floor is accessed by two separate staircases; offering four bedrooms and two bathrooms.





## The Bungalow

Situated to the rear of the gardens, the refurbished bungalow is a good size, with a bedroom, living room, kitchen and bathroom; a really useful additional property for visiting family/friends or a potential income stream. The current owners have let this out for over nine years. There is current planning permission to redevelop this with a replacement bungalow (Application No. 22/05284/FUL).

## Garden and Grounds

Approached from Church Lane along a gravelled driveway, passing through electrically operated gates, the driveway continues beyond the property to a generous area of parking. There is a pretty courtyard with log stores, bin stores and a summer house. Immediately adjacent to the home is a paved terrace beyond with an extensive area of lawn and a number of mature trees, three apple trees and attractive floral and herbaceous beds. There is a further summer house and to the rear of the gardens, screened by hedging, is the Bungalow with its own area of private gardens.



**Approximate Gross Internal Floor Area**

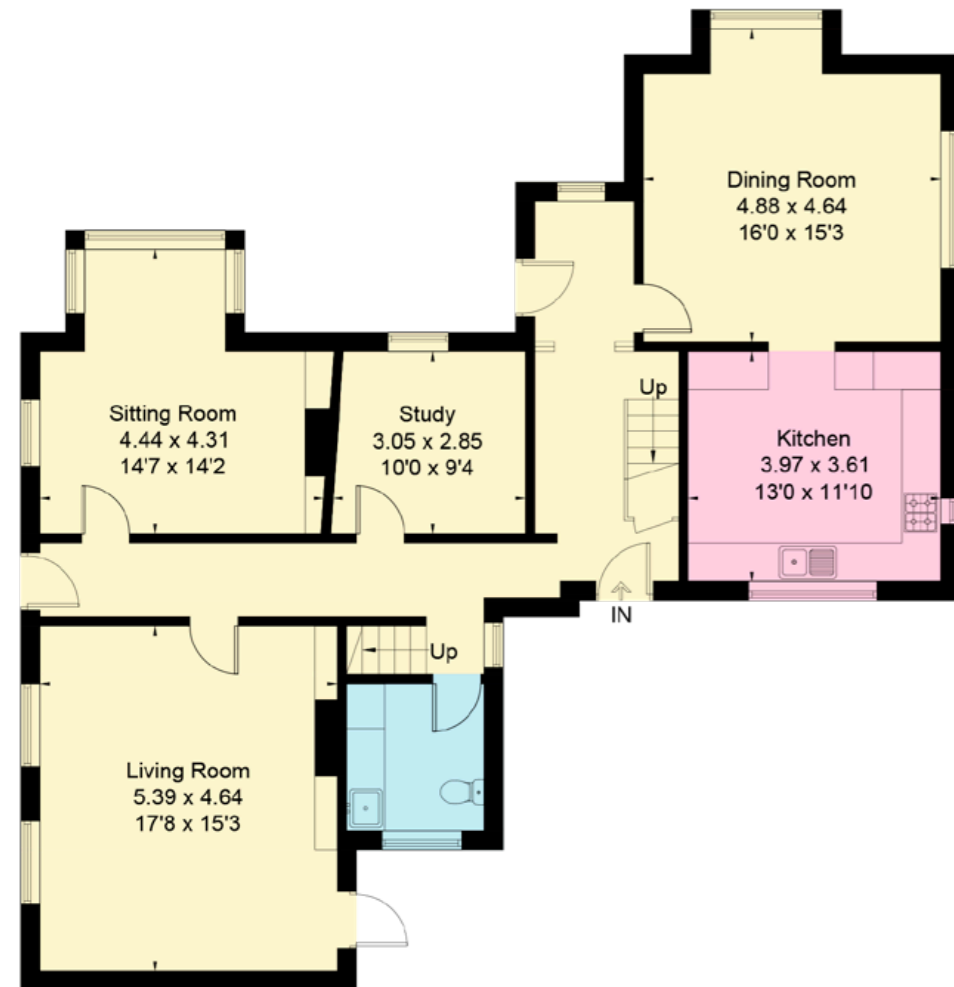
Ground Floor = 117.9 sq m / 1,269 sq ft

First Floor = 82.4 sq m / 887 sq ft

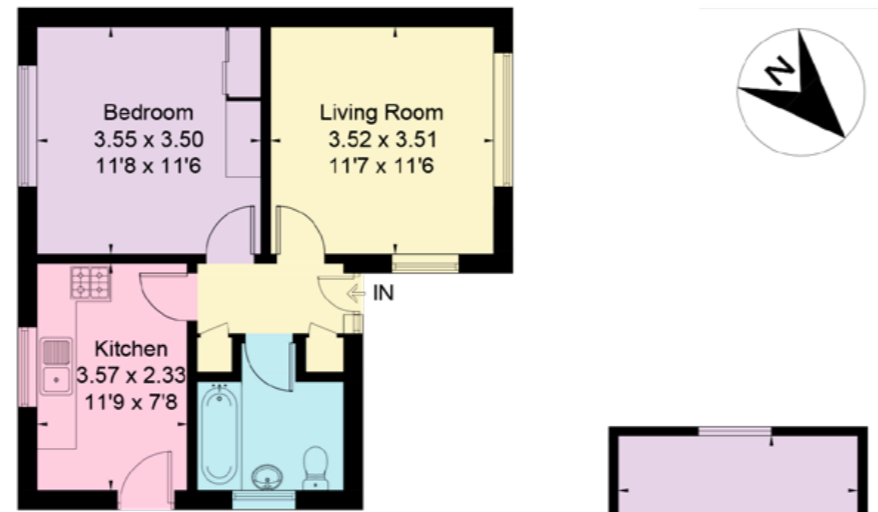
Bungalow = 43.2 sq m / 465 sq ft

Total = 243.5 sq m / 2,621 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

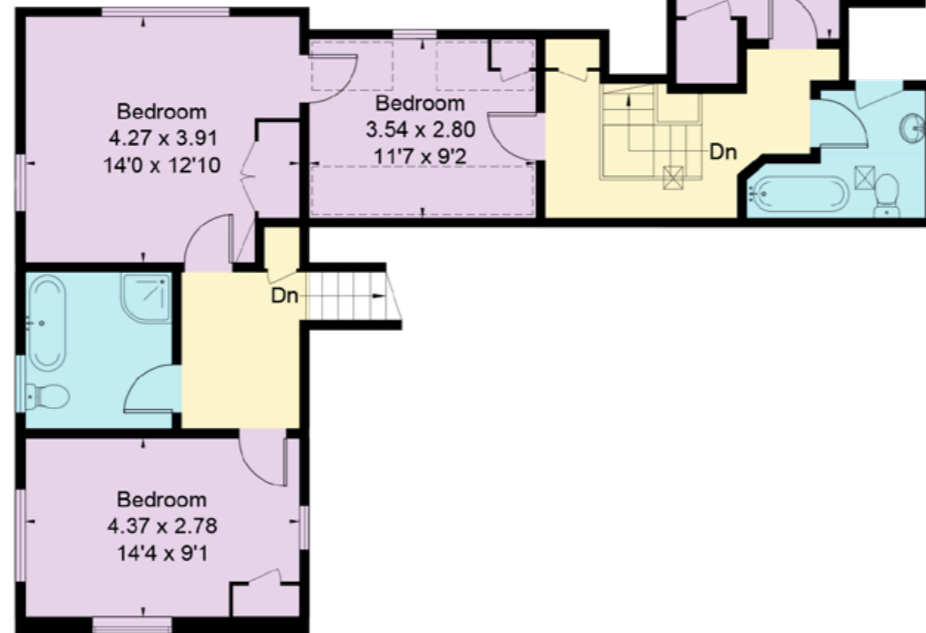


**Ground Floor**



**Bungalow**  
(Not Shown In Actual Location / Orientation)

[-] = Reduced head height below 1.5m



**First Floor**



**Property information**

**Offers in the Region of: £1,775,000**

**Tenure: Freehold.**

**Services: Mains electricity, drainage, water, gas fired central heating to Summer Cottage, electric heating to bungalow.**

**Local authority: Buckinghamshire Council**

**Council Tax Band: G**

**Energy Performance Certificate Rating: D (rating 55)**

**Postcode: SL7 3RZ**

**Viewings**

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated February 2024. Photographs and videos dated February 2024.

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