



Marian Cottage, Red Hill, Denham

A generously proportioned bungalow in **extensive gardens**

Marian Cottage sits in a lovely rural location with far-reaching countryside views, and offers great potential to create your dream home (subject to the usual planning consents).

Entrance hall | Sitting room | Kitchen/dining room | Cloakroom
Conservatory | Two bedrooms | Family bathroom | Store | Plant room

Greenhouse | Planting room | Gardens and grounds extending to around 1.52 acres

Denham Station 1.2 miles (London Marylebone 22 minutes) | Gerrards Cross 2.6 miles (London Marylebone 19 minutes) | M40 Jct 1 1.1 miles | London Heathrow 9.2 miles (All distances and times are approximate)



Offers in the region of: £1,500,000

Tenure: Freehold

Local authority: Buckinghamshire Council

Council tax band: A

Location

Locally there are good shopping facilities, a variety of pubs/restaurants and superb rail access to London Marylebone from both Denham and Gerrards Cross (fast trains take circa 19 minutes). The larger town of Gerrards Cross offers numerous supermarkets, including Waitrose and Tesco, there is an Everyman cinema, a community library and various sports clubs. Access to the motorway is approximately 1 mile distant at Junction 1 M40 (Denham), linking to the M25, M4, M1 and Heathrow airport.

South Buckinghamshire is renowned for its schooling with an excellent range of state and independent schools catering for boys and girls of all ages.





Marian Cottage

Approached across a gravelled driveway Marian Cottage sits centrally in its wonderful gardens and grounds. The accommodation is as laid out in the enclosed floorplans and subject to the necessary planning permissions offers great scope to extend, refurbish or replace.

With the total accommodation extending to around 2,190 sq ft across one floor the living space is very versatile. From the hallway there are doors to the sitting room with feature fireplace and windows to three sides. The kitchen is well fitted and has a door directly out to the gardens. There is a very large conservatory/garden room, two bedrooms and a family bathroom, along with an additional store room that could be used for multiple purposes.

Services: Mains water, electricity, gas and drainage.

Postcode: UB9 4LE





Plenty of space and opportunity to make this into your ideal home

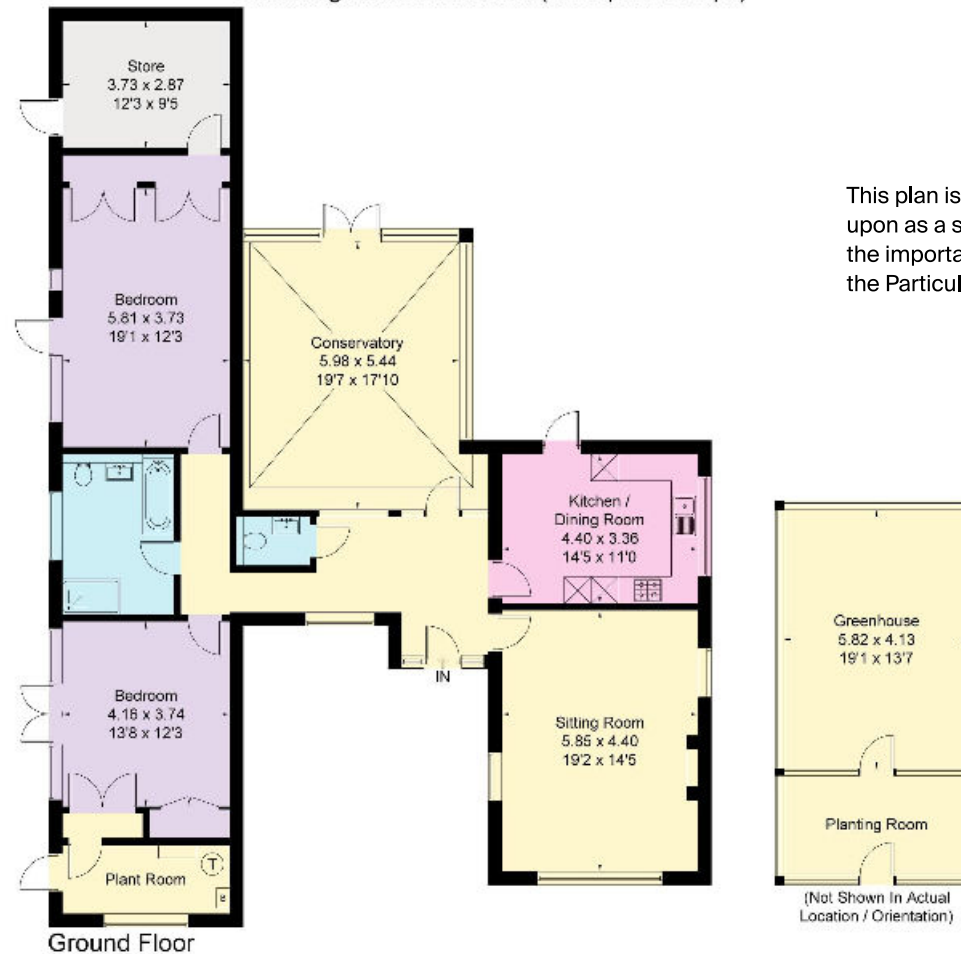




Marian Cottage sits in the centre of a large level plot extending to around 1.52 acres. Laid principally to lawn, interspersed with floral and shrub beds, there is a greenhouse with planting room.



Approximate Area = 169.4 sq m / 1,823 sq ft
 Greenhouse / Planting Room = 34.0 sq m / 366 sq ft
 Total = 203.4 sq m / 2,189 sq ft
 Including Limited Use Area (4.1 sq m / 44 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.

Knight Frank
Beaconsfield
 20-24 Gregories Road
 Beaconsfield
 HP9 1HQ
knightfrank.co.uk

We would be delighted to tell you more

William Furniss
 01494 689261
william.furniss@knightfrank.com

Bea Elliott
 01494 689279
bea.elliott@knightfrank.com



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 July 2023. Photographs and videos dated July 2023.
 Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.