



Hill View House, 2a Hillside Road, Marlow, Buckinghamshire, SL7 3JY

Property Features

- Superbly designed family home enjoying outstanding views
- Rebuilt to a high specification in 2023
- Impressive Space of 3346 sq ft / 310.8 sq m
- 4/5 double bedrooms and 2/3 reception rooms
- Luxurious kitchen/dining room with appliances & utility room
- En suites to two of the bedrooms
- Dressing rooms to three of the bedrooms
- Large plot with 60ft bt 40ft rear garden
- Tandem garage with potential studio conversion**
- Schools with walking distance

Full Description

A large, immaculate, family home rebuilt to a high specification in 2023 as per planning ref 20/07668/FUL. The property is situated on a well connected road close to schools and transport links, with gardens, garage and parking. The home boasts 3346 sq ft with 5 double bedrooms (2 with ensuites and 3 with dressing rooms). The home is on a large elevated plot and therefore enjoys amazing views over Marlow and beyond.

The accommodation is spread over 3 floors and carefully thought out with areas/rooms ideal for entertaining, family use and office/study use. There are high quality fittings throughout, tiled and carpeted flooring, gas heating and double glazing.

On the ground floor the entrance hall opens to an open plan kitchen and dining room which offers a range of black and grey wall and base units, granite working surfaces, inset sink with Quooker tap and waste disposal, two Neff ovens with warming drawer, fridge and freezer, dishwasher, large peninsular unit with granite work surface, further drawers and cupboards, Elica induction hob with extractor.

Adjoining the kitchen is a tv room/snug. To the rear there's a large formal sitting room and a study/bedroom 5, the latter with its own door from the garden. There's also a utility room and a cloakroom with WC. There is a staircase leading down to the tandem garage (self contained studio flat conversion possibility (APPLICATION NO: 20/07668/FUL - Plans permitted 2021 - would need renewing with local authority)

On the first floor, there are two generous double bedrooms both with dressing rooms and en suite facilities, and two further good-size bedrooms (one with further dressing room). The bedrooms share a fabulous family bathroom.

With much glazing to the front, the property enjoys a wealth of natural light with the kitchen offering access to a large front terrace. The rear is accessed via bi fold doors onto a large terrace area and area of lawn.

Hillside Road is within walking distance of an Ofsted outstanding school (2024) and highly rated Grammar School. Also close by are woodland areas proving great dog walks. Marlow town centre is only a few minutes away. Marlow offers an excellent selection of local and national retailers, as well as an array of bars, cafes, and restaurants. The town is located along the banks of the River Thames, offering scenic walks along the Thames Path. For outdoor enthusiasts, Marlow is surrounded by stunning countryside, part of the Chiltern Hills Area of Outstanding Natural Beauty, with a range of activities including golf, football, cricket, and rugby.

For commuters, Marlow station provides connections to Paddington (via Maidenhead), and the M40/M4 motorways are easily accessible via the A404(M).

Offered with no onward chain - EPC 77C / Council tax band F









Approximate Gross Internal Area
Lower Ground Floor = 29.6 sq m / 319 sq ft
Ground Floor = 141.3 sq m / 1521 sq ft
First Floor = 139.9 sq m / 1506 sq ft
Total = 310.8 sq m / 3346 sq ft
(Excluding Void)



Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements