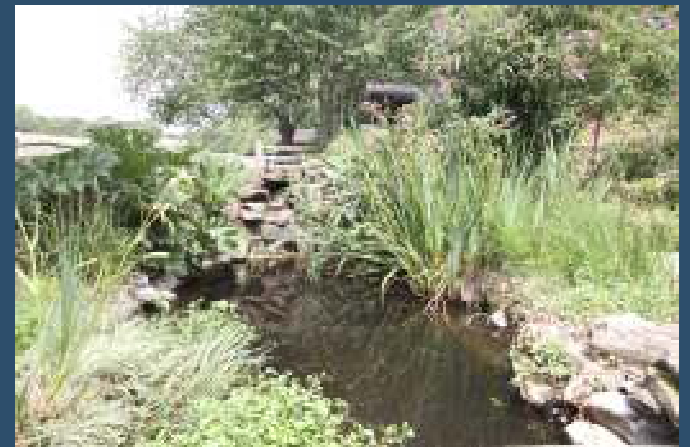


WOODSIDE COTTAGE

FINNAMORE LANE, FRIETH ROAD, MARLOW



Woodside Cottage

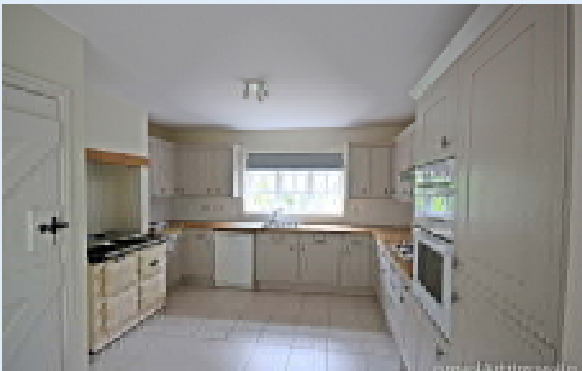
FINNAMORE LANE, FRIETH ROAD,
MARLOW, BUCKINGHAMSHIRE, SL7 2HT

Woodside Cottage is a charming thatched home occupying a tranquil location at the end of a country lane. The land in total is approximately 1.3 acres comprising formal gardens, stabling and a grazing paddock. The ground floor accommodation comprises comfortable sitting room overlooking the gardens and paddock with wood burning stove, dining room, kitchen/breakfast room, utility room and WC. On the first floor there are four bedrooms with an ensuite to the main bedroom and family bathroom.

Outside: Approached through electrically operated gates there is a gravel driveway and attached motorcycle garage/store. To the rear there is a large patio seating area and an attractive ornamental pond and rockery. This leads onto an expanse of level lawn. A gate leads through to the paddock area enclosed with post and rail fencing. In this area is a block with 3 stables, hay barn and tack room. A further gate leads across a bridleway to the remaining 1 acre paddock.

Location: From the top of Marlow High Street, turn left onto West Street and turn right onto Oxford Road. Proceed up the hill and continue onward passing The Royal Oak Public House on the left hand side and houses on the right hand side (approx. 3 miles). Upon reaching the sign for Blueys Farm turn right and immediately bear right (passing the barns on the left) and follow the drive to Blueys Farm. Just before the main house, bear left and continue to the end where Woodside Cottage can be found on the right hand side.



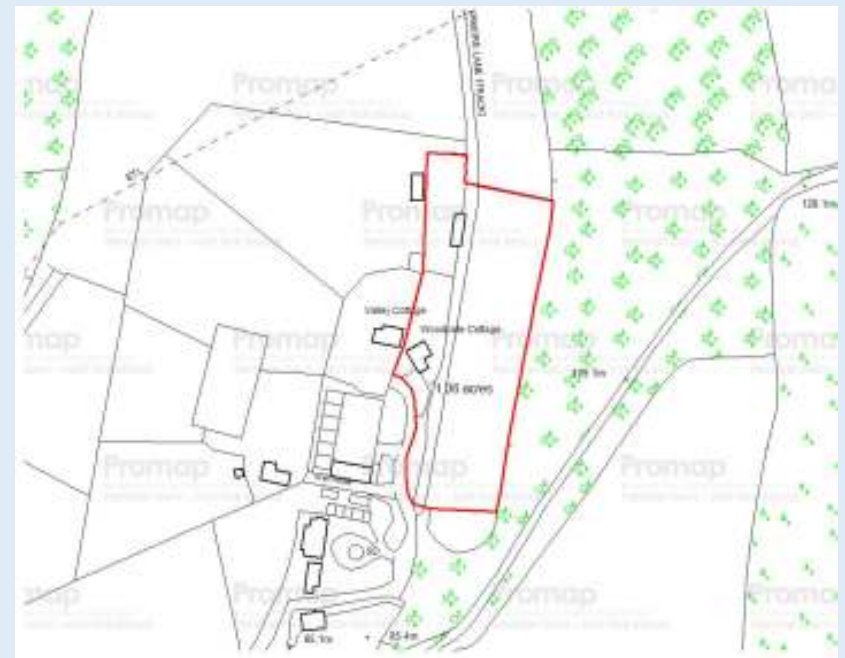


OVERVIEW

- Charming Thatched Cottage
- Circa 1.3 acres of Paddocks and stables
- Four bedrooms 2 bathrooms
- Private electric gated driveway & garage
- Peaceful semi rural setting

PRICE: £950,000 FREEHOLD

WOODSIDE COTTAGE WAS PREVIOUSLY SUBJECT TO AN AGRICULTURAL AND/EQUESTRIAN OCCUPANCY CONDITION WHICH PIKE SMITH & KEMP HAS NOW OBTAINED CONSENT TO BE EXTINGUISHED AS CONFIRMED THROUGH A S106 LEGAL AGREEMENT SEALED BY THE LOCAL AUTHORITY.



Woodside Cottage, Marlow
 Main House gross internal area = 1,666 sq ft / 155 sq m
 Garage gross internal area = 65 sq ft / 6 sq m
 Stables gross internal area = 690 sq ft / 64 sq m
 Total gross internal area = 2,421 sq ft / 225 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE



SUPPLEMENTARY INFORMATION

Services: LPG gas, electricity, private drainage and mains water

Heating: Gas fired central heating via LPG

EPC Band: F

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