



OLD MILL HOUSE, TEMPLE LANE

TEMPLE, MARLOW, SL7 1SA

**PENNY &
SINCLAIR**

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An elegant riverside home of over 4000sq ft, set on a tranquil backwater close to Marlow. With flexible and wide-ranging accommodation, complemented by beautiful gardens and 76' mooring, viewing is highly recommended. EPC F.

Elegant Early C18th Riverside Home • 76' Mooring • Gated Parking & Garage • Pretty Gardens Front & Rear • Excellent Access to Marlow - Under 2 Miles • Chain Free •

ACCOMMODATION

The property features elegant, beautifully maintained accommodation throughout. A welcoming entrance hall leads to a delightful drawing room with bay window, open fire and views across the garden to the water. A formal dining room with a beautiful bay window open to the kitchen featuring an island and peninsula unit, along with a range of wall and base units. Elsewhere there is a further reception room with spiral stairs leading to a superb office with access to the balcony - a truly uplifting workspace. There is a large lobby and well-appointed utility room leading to the garage and a study with separate cloakroom. The conservatory is wonderful, with stunning views of the water. There are five good bedrooms on the first and second floors with three bathrooms (two ensuite).

Outside there is a charming formal garden at the front, with a large gated driveway and access to the garage with electric roller door. At the rear, a pretty garden with a smartly kept lawn steps down to a 76' mooring.

LOCATION

Temple is a highly prized location on the River Thames, less than two miles from the town centre in Marlow.

The area is perfectly positioned to take advantage of the nearby market towns of Henley-on-Thames and Marlow, as well as being close to the main commuter routes to London via the M4 and M40 and the rail links at Maidenhead.





The nearest town of Marlow is under 2 miles and offers a superb range of retailers, with an eclectic mix of local independent and nationals. There are numerous bars, cafes and restaurants dotted around the town offering destinations for any occasion. The town itself is situated on the banks of the River Thames and the Thames Path follows the river through the town.

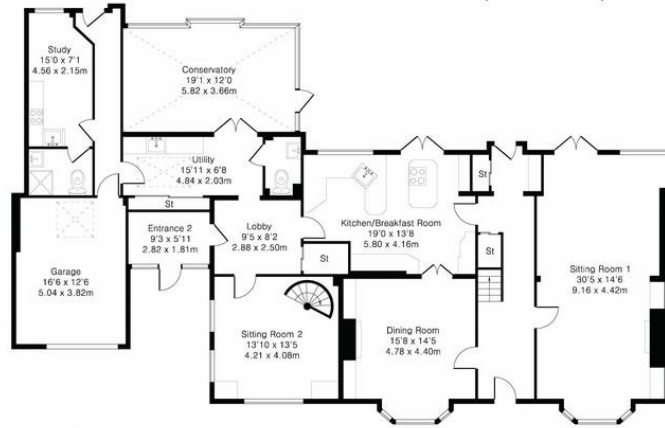
Just outside the town, the area opens out to glorious rolling countryside and a designated Area of Outstanding Natural Beauty. Outdoor pursuits are numerous, as are golf, football, cricket and rugby clubs.

For commuters, the town has a train station to Paddington (via Maidenhead) and the M4 and M40 motorways are accessed from the A404(M) which passes the town.





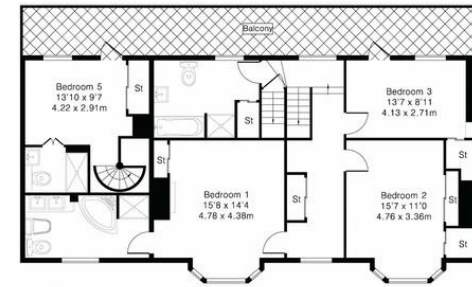
Approximate Gross Internal Area 4027 sq ft – 374 sq m
 Ground Floor Area 2302 sq ft – 214 sq m
 First Floor Area 1181 sq ft – 110 sq m
 Second Floor Area 544 sq ft – 50 sq m



Ground Floor



Second Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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