



New House at 12 Hillside Road, Marlow, Buckinghamshire, SL7 3JY

## Property Features

---

- Over 2500 Sq Foot
- 4/5 Bedrooms
- 2 En Suites & Dressing Rooms
- Detached Double Garage
- 10 Year Build Zone Warranty
- Enjoying Panoramic Views

## Full Description

---

An exceptional 4/5 bedroom detached family home offering over 2,500 sq ft (230 sq m) of beautifully designed living space, enjoying stunning elevated views across Marlow and the surrounding countryside.

Finished to an exceptional standard throughout, this impressive home occupies a generous plot on one of Marlow's most desirable and yet peaceful, well-connected roads. Ideally located for families, it is within catchment of highly regarded primary, secondary and grammar schools, local amenities with excellent transport links.

### Accommodation

The spacious and thoughtfully designed ground floor features a welcoming entrance hall with cloakroom, a versatile study/fifth bedroom, a separate family room, and an impressive open-plan sitting and dining area that is perfect for modern family living and entertaining.

At the heart of the home is a superb kitchen/breakfast room, fitted with an extensive range of contemporary cabinetry, Quartz worktops with Quooker boiling water tap and waste disposal, with integrated high spec Neff appliances. A separate utility room is ready to house washing machine and tumble dryer. The first floor offers four generous double bedrooms, including two luxurious en-suites, each benefitting from a dressing room. There are Premium Grohe taps fitted for bathrooms.

### Outside

The property enjoys attractive front and rear lawned gardens, complemented by a spacious rear patio ideal for outdoor entertaining and al fresco dining. A double garage and additional off-street parking provide ample space for family vehicles. Energy-efficient underfloor heating is supplied via an Air Source Heat Pump (ASHP), ensuring year-round comfort.

### The Lifestyle

Combining contemporary architecture, premium specifications, energy-efficient technology, and breathtaking views, this exceptional property represents a rare opportunity to acquire a truly outstanding family home in one of Marlow's most sought-after locations.

### Location

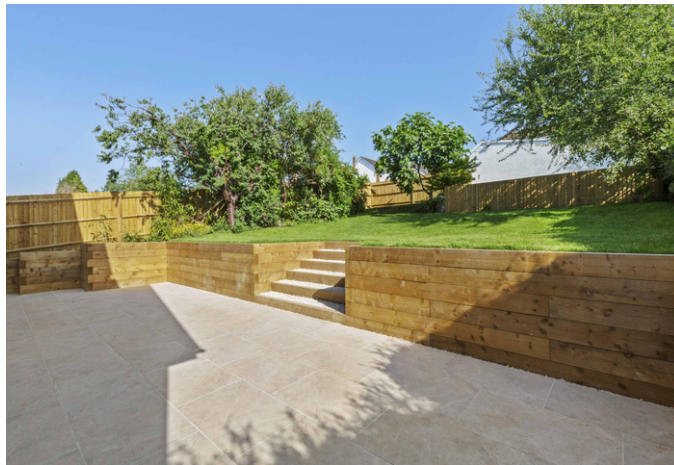
Ideally situated on sought-after Hillside Road, the property is within walking distance of an Ofsted Outstanding school and a highly regarded Grammar School, making it an excellent choice for families. Beautiful woodland walks are nearby, perfect for dog owners and outdoor enthusiasts.

Marlow town centre is just minutes away, offering a superb selection of independent boutiques, national retailers, cafés, bars, and award-winning restaurants. Set on the banks of the River Thames, Marlow also provides picturesque riverside walks and easy access to the stunning Chiltern Hills, an Area of Outstanding Natural Beauty.

For commuters, Marlow station offers services to London Paddington via Maidenhead, while the A404(M), M40, and M4 provide excellent road connections.

NB Some images have been CGI enhanced.









# Hillside

Approximate Gross Internal Area  
Ground Floor = 121.6 sq m / 1309 sq ft  
First Floor = 117.8 sq m / 1268 sq ft  
Total = 239.4 sq m / 2577 sq ft



Floor Plan produced for Kingshills by Media Arcade Ltd ©.

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.

Kingshills Estate Agents  
Covering Marlow  
Bourne End, Maidenhead  
& Surrounds

01628 561222  
davidandsusan@kingshills.co.uk  
kingshills.co.uk

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