



3 Bedroom Semi-detached House
8 Temple Mill Cottages, Temple Lane,
MARLOW, SL7 1SA

Thames &
Country

GUIDE £1,250,000
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8 Temple Mill Cottages. Temple Lane, Marlow, SL7 1SA



Peaceful Thames Riverside Home in Temple Nr Marlow - Chain Free & Free hold

This beautiful home has been in the family since the 1970's

Three very generously-sized double bedrooms plus versatile study/home office space

Impressive open-plan living/dining room with snug area and wood-burning stove

French doors opening onto a stunning riverside garden with ancient cedar tree

Modern fitted kitchen with service hatch to dining area and garden views

Family bathroom and ground floor cloakroom

Double-glazed throughout including welcoming porch and reception area

Electric boiler heating system complemented by character wood-burning stove

Exceptional 85-foot Thames frontage garden with 15.5-metre mooring rights

Historic cottage (circa 1800s) with sympathetic 1978 extension

Generous parking with 2-3 driveway spaces plus 2 Garages in the block can be entered from garden

Picturesque views across sailing club grounds towards Marlow

Prestigious Temple location with excellent access to Marlow and transport links for river enthusiasts and those seeking the quintessential Thames lifestyle

Energy Efficiency Rating

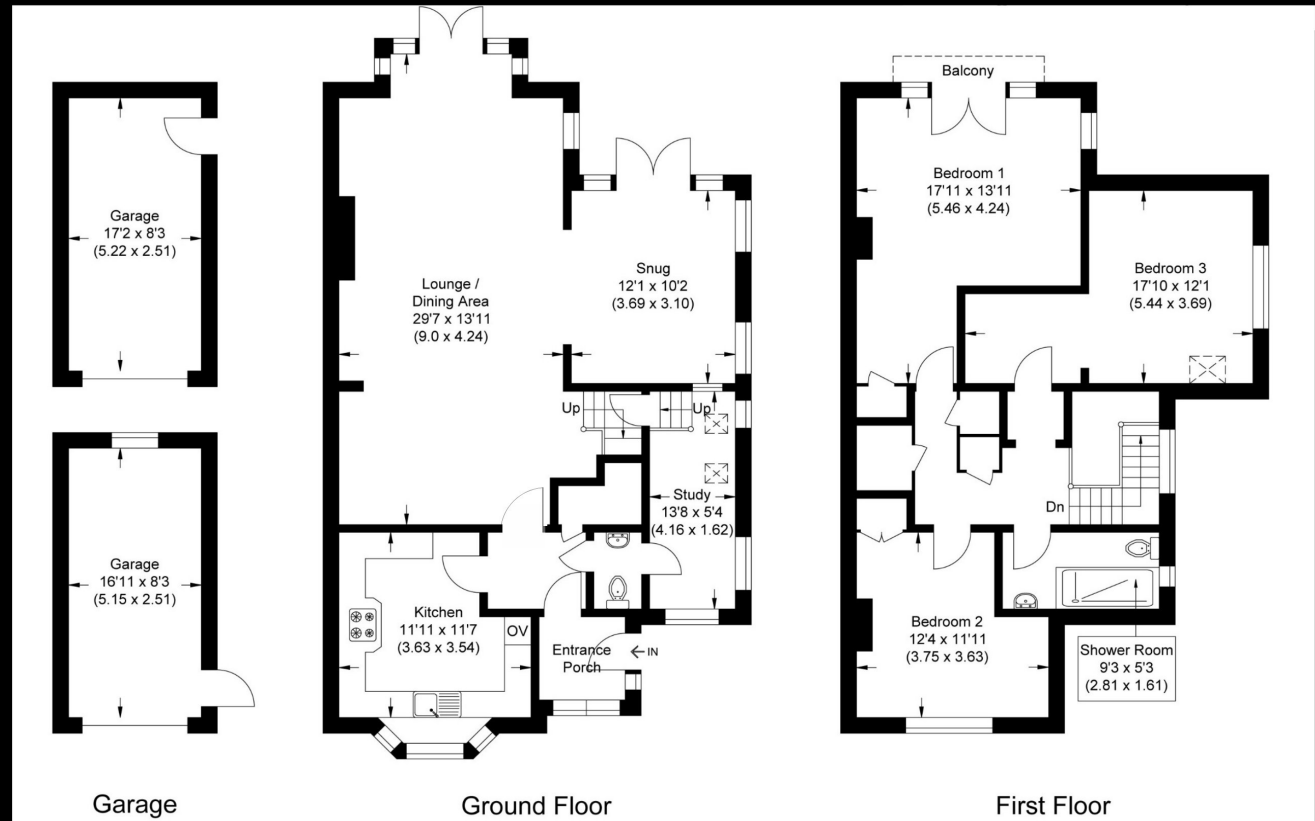
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		57
(39-54) E	32	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		57
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(21-38) F	32	
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Not environmentally friendly - higher CO ₂ emissions		

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Approx Gross Internal Area + Garages
 148.16 m²
 1,594.78 Sqft

26.52 m²
 285.52 Sqft



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Thames & Country ©2023

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