



Marlow Mill







Riverside retreat

Riverside refinement awaits at Marlow Mill, poised on the tranquil banks of the Thames, just moments from Marlow's vibrant heart.

Fully renovated within the last three years, this four-storey, four-bedroom townhouse, just a five-minute stroll from the town centre, combines effortless elegance with waterside serenity and comes complete with a private mooring.

In the exclusive Marlow Mill development, park up on the driveway, where there is plenty of space for up to five cars, or step straight into the home from the integral garage, a rare convenience in this prime riverside spot.



Beneath the shelter of the tiled, portico entrance, step through into the reception hall, where crisp white walls and ceiling are countered by the warmth of wood, in both the flooring and staircase, where glass balustrades retain an open, airy flow of vision. On the left, freshen up in the handy cloakroom with wash basin and WC.

Directly ahead, the large downstairs space, currently used as a playroom, features a kitchen area to one side, providing additional storage. Sliding doors to the rear frame views out toward the river.









Wine, dine and unwind

Ascending the stairs from the reception hall, the first-floor living room awaits, a calm, uplifting retreat wrapped in soothing tones. Subtle Farrow & Ball greys create a sense of serenity, with a deeper shade framing the media wall, flanked by bespoke shelving for books, art and personal touches. To the rear, sliding doors open onto a private balcony, perfectly positioned for riverside breakfasts or summer suppers, with uninterrupted views stretching out across the water.

Flow through to the heart of the home, where a spacious dining zone, perfect for long weekend brunches or casual evening meals, acts as the bridge between the living area and the culinary hub beyond; a sleek and sociable kitchen by MKB Kitchens of Marlow offering high-specification style in every detail.

Appliances include a Siemens oven, microwave and integrated coffee machine, alongside a floor to ceiling fridge, wine cooler and freezer and Samsung dishwasher, while seamless Corian worktops provide plenty of preparation space.

At the centre, a broad island with Falmec hob and breakfast bar seating, brings everyone together, whether cooking, chatting or sharing coffee in the morning sun. Every inch of space is utilised with conviction, from the wide pan drawers beneath the induction hob, to the built-in window seat overlooking the front vista with discreet built-in storage.





Sweet Dreams

Sleep soundly on the second floor, where the sun-kissed principal bedroom dressed in soporific shades of grey, stretches across the rear of the home, cosily carpeted underfoot and served by its own, private, Porcelanosa tiled shower-room en suite, with WC and wall mounted Lusso stone two-drawer vanity unit wash basin.

A sanctuary for the whole family, the large bathroom opposite is fully tiled in white porcelain, with recessed shelving and matte black accents adding a subtle edge. Indulge in long, leisurely soaks in the freestanding bath with wall-mounted tap and handheld shower attachment, while the walk-in rainfall shower offers a revitalising alternative for mornings on the go.

Twin Lusso Stone basins rest on floating cabinetry beneath an oversized mirror completing the elegant ensemble.

The second spacious bedroom on this level is a peaceful, quiet room, ideal for guests or children.







Ascend for a final time to the uppermost floor, where peace and privacy await in the guest bedroom on the right.

Sleep soundly beneath the high, vaulted ceiling of this light, bright double bedroom, where built-in wardrobes reach up to the roofline and where refreshment awaits in the chic shower room, off the landing and next door.

A fourth generous bedroom features across the landing, with effortlessly idyllic views out over the gardens toward the reassuring flow of the river. Currently utilised as a study, where better to work from home in peace and privacy?

Above this level, a part-boarded loft with pull-down ladder provides handy storage for suitcases, seasonal decorations and everything in between.





Out and About

From relaxed riverside rambles to fine dining and boutique shopping, life at No. 11, Marlow Mill, places you at the heart of one of Buckinghamshire's most coveted towns.

Stroll to The Ivy, The Coach, or The Butcher's Tap & Grill for relaxed evenings out, or, when you have a fancy for Indian or Thai cuisine, order in from local favourites like Tiger Garden and Giggling Squid.

For a special occasion, the two Michelin-starred restaurant, Tom Kerridge's acclaimed Hand and Flowers, is just minutes away.

Pick up essentials from Sainsbury's Local on the high street (open daily from 7am–11pm), with larger stores like Waitrose in nearby High Wycombe. Marlow also offers a host of independent shops, from The White Company to Space NK, perfect for gifts, treats and everything in between.

Leave the car in the garage and head out on foot along the towpath to Bourne End Marina, or simply soak up the beauty of the Thames from your own mooring. With Marlow station nearby and road links to the M4 and M40 within easy reach, No. 11, Marlow Mill blends peaceful living with a sense of connection to the wider world.

Fully renovated, elegantly styled and perfectly positioned, No. 11, Marlow Mill offers a powerful combination: four floors of thoughtfully designed living, a peaceful riverside setting, private moorings and all the character of Marlow just moments away.

Whether you're seeking a stylish family home to live in and love, a weekend escape, or a beautifully balanced base with a touch of luxury, this is a place to set sail on life's next chapter.



Where To Go When You Need....



Milk: Sainbury's local on Marlow high street is within easy walking distance.



Sport/Fitness: The Marlow Club is highly sought after for a premium wellness experience and there are a huge variety of classes, bootcamps and personal trainers provided offerings locally. Court Garden Leisure Complex in Higginson Park also has a wide range of activities from swimming, to climbing and fencing.



Weekly Shop: Waitrose in Henley-on-Thames is just a 12 minute drive away.



Schools: There are impressive choices for both grammar and non-selective schools, including Sir William Borlase which has been consistently rated as Outstanding and Spinfield Primary.



Dinner / Drinks: Marlow high street is a 10 minute walk, one of the most notoriously 'foodie' destinations in the country. With Michelin star offerings from Tom Kerridge and Atul Kochar, as well as popular chains such as Piccolino and a variety of independents, there's something to suit everyone and every budget.



Train Stations: Marlow train station is a 10 minute walk away, linking to Maidenhead station for direct trains to London Paddington is just 20 minutes.



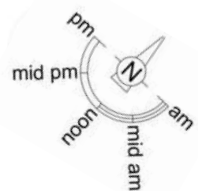
Golf: A 10 minute drive is Harleyford Golf Club. Set within the beautiful private Harleyford country estate, which dates back to the 12th century, Harleyford Golf Club enjoys a magnificent setting on the north bank of the River Thames, where the fairways nestle in a generous 160-acre tract, close to the impressive Grade 1 Listed Georgian Manor House and its riverside moorings.

The Finer Details

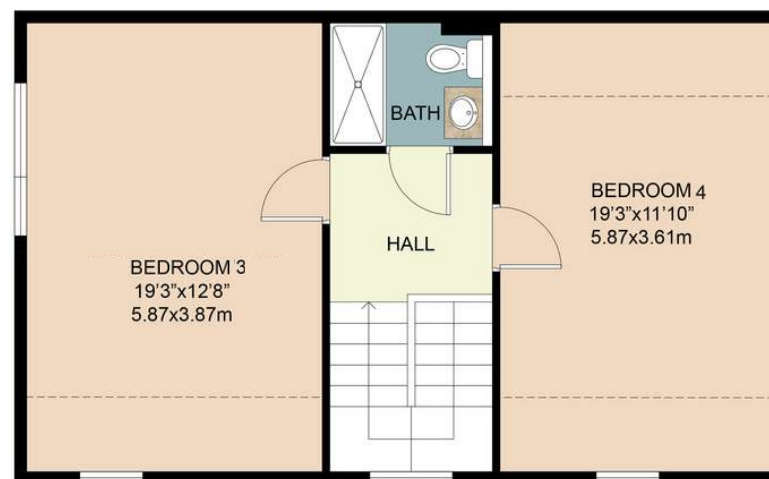
Square Footage	2497 sq ft / 232 sq metres
EPC	D
Council Tax Band	Band G
Heating	Gas
Distances	4 miles to M40 J4 7 miles to M4 J8/9 22 miles (30 mins) to Heathrow
Local Authority	Buckinghamshire District Council



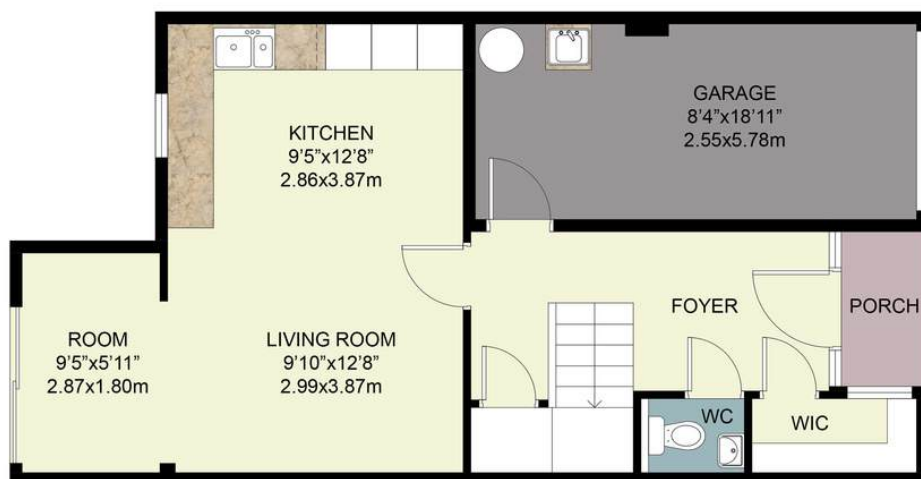




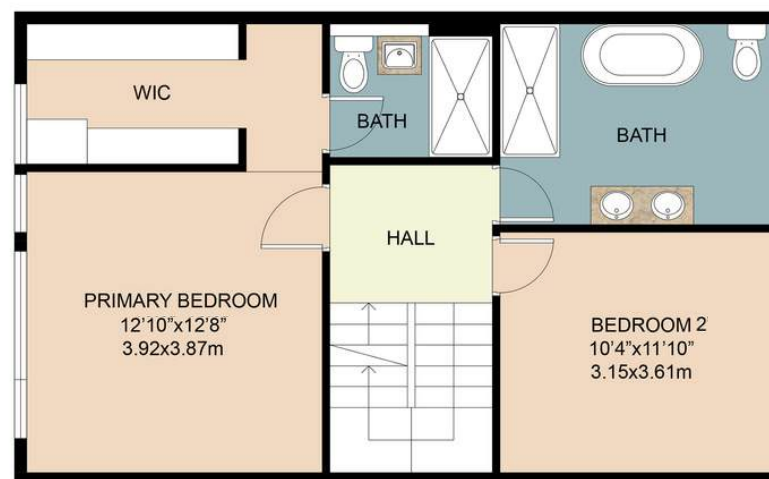
FLOOR 2



FLOOR 4



FLOOR 1



FLOOR 3

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

Total Floor Area: 2497 sqft, 232 sqm
Garage: 159 sqft, 15 sqm

11 Marlow Mill, Marlow



To view the video



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What Three Words: ///someone.lordship.goal