



Marlow Bottom

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bonners & babingtons



A four bedroom detached family home situated on a substantial plot of approximately 1.25 acres featuring private woodland. No onward chain.

Marlow Bottom Road, Marlow Bottom, Marlow, Bucks, SL7 3PL

Guide Price £1,000,000

High Wycombe 3.6 miles, Maidenhead 7.7 miles, Henley-on-Thames 11.2 miles, Heathrow 21.3 miles, Oxford 30.9 miles

- Elevated panoramic views
- Set in grounds of approx 1.25 acres
- Secluded location
- Sought after village
- 4 Bedrooms
- Open Plan kitchen/dining room
- Living room with log burner
- Generous parking
- Double garage with inspection pit
- Country walks
- Excellent Transport Links
- Popular schools



3 Anglers Court, Spittal Street, Marlow, Bucks, SL7 3HJ

01628 333800

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## Location

Marlow Bottom is situated to the north of Marlow town centre, offering its own local shops, restaurant, craft brewery, renowned nursery school and Burford Combined First and Middle School. The town centre of Marlow is a few miles away and offers a more comprehensive range of facilities. Marlow is situated on the banks of the River Thames and is surrounded by beautiful countryside. It is a perfect place for enjoying the river, shopping with a difference, walking around historical buildings, or taking part in the many sports and recreational activities available within the local area. The railway station in Marlow provides access to London (Paddington via Maidenhead) and access to the M4 and M40 is within a short drive. Excellent schools for children of all ages are available in Marlow and surrounding districts.



## Description

Where do we begin with this fantastic opportunity to secure a unique family home situated within approximately 1.25 acres of grounds and private woodland.

The property itself is a bespoke designed four bedroom detached chalet style house and sits in an elevated position in the heart of Marlow Bottom Village.

On entering the property you will be greeted by a lovely dining kitchen which leads through to a living room with stunning views to the front aspect, log burner and doors through to another entrance lobby which leads through to the two ground floor bedrooms and shower room.

Moving up to the first floor there are two further bedrooms (the rear with balcony overlooking the woodland) and a family bathroom as well as a large store room, again the views are incredible.

## Outside

Moving to the outside there is a large detached garage with maintenance pit, a further car port and ample driveway parking for multiple vehicles. To add to this there is a lovely summer House and a viewing patio at the front of the property. Moving to the rear the grounds are quite stunning with a lovely lawned area which wraps around the property itself, you then head off into the private woodland where all the wildlife and nature can be enjoyed all year around.

## General Remarks and Stipulations

## Tenure

Freehold

## Services

Mains Gas, Water, Drainage, Electric





**EPC Rating**  
TBC

**Local Authority**  
Buckinghamshire Council

**Post Code**  
SL7 3PL

**Viewing**  
Strictly by appointment with Bonners & Babingtons

**Fixtures and Fittings**  
TBC

**Important Notice**

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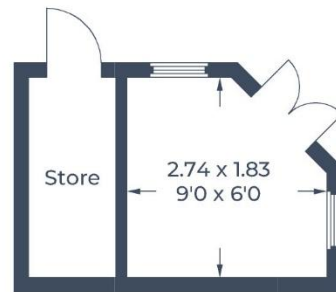
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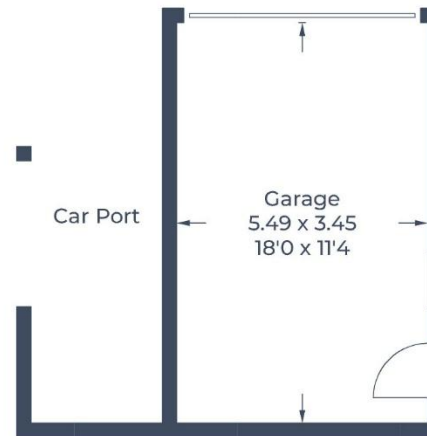
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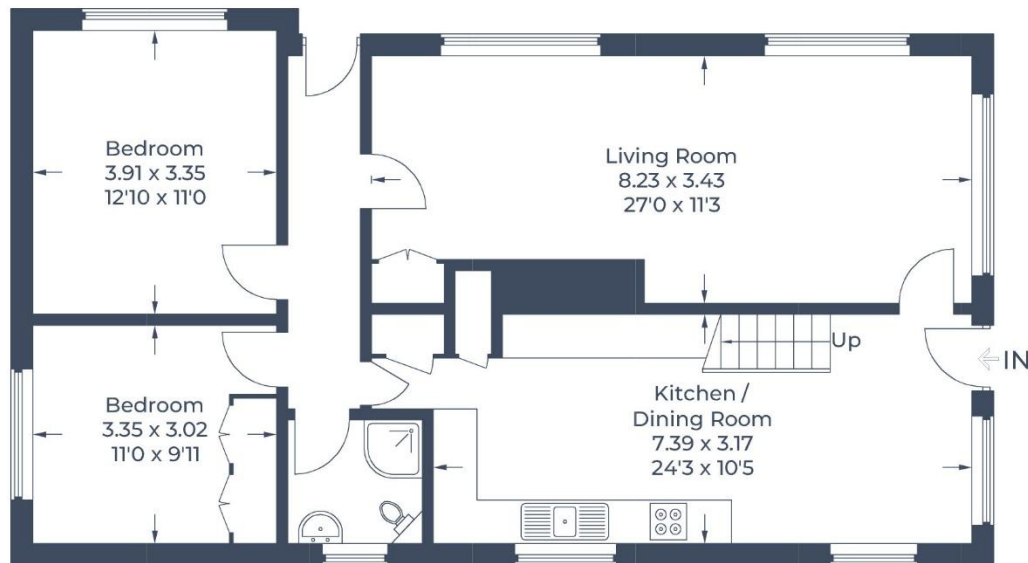
Approximate Gross Internal Area  
 Ground Floor = 87.8 sq m / 945 sq ft  
 First Floor = 43.7 sq m / 470 sq ft  
 Outbuilding = 29.4 sq m / 316 sq ft  
 Total = 160.9 sq m / 1,731 sq ft



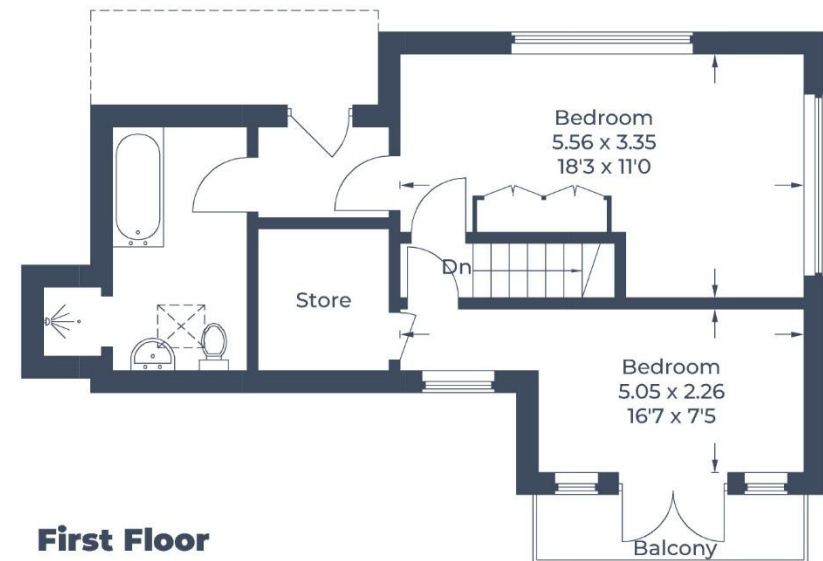
**Garden Room**  
 (Not Shown In Actual  
 Location / Orientation)



(Not Shown In Actual  
 Location / Orientation)



**Ground Floor**



**First Floor**

Illustration for identification purposes only,  
 measurements are approximate, not to scale.

