



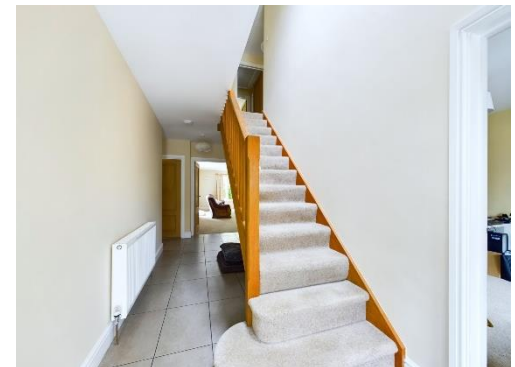
banners & babingtons

Marlow Bottom

Marlow

**Marlow Bottom  
Marlow  
Buckinghamshire  
SL7 3LZ**

- 
- Tenure: Freehold
  - Guide Price: £1,200,000
  - Local Authority: BCC
  - EPC Rating: C
  - Council Tax Band: E

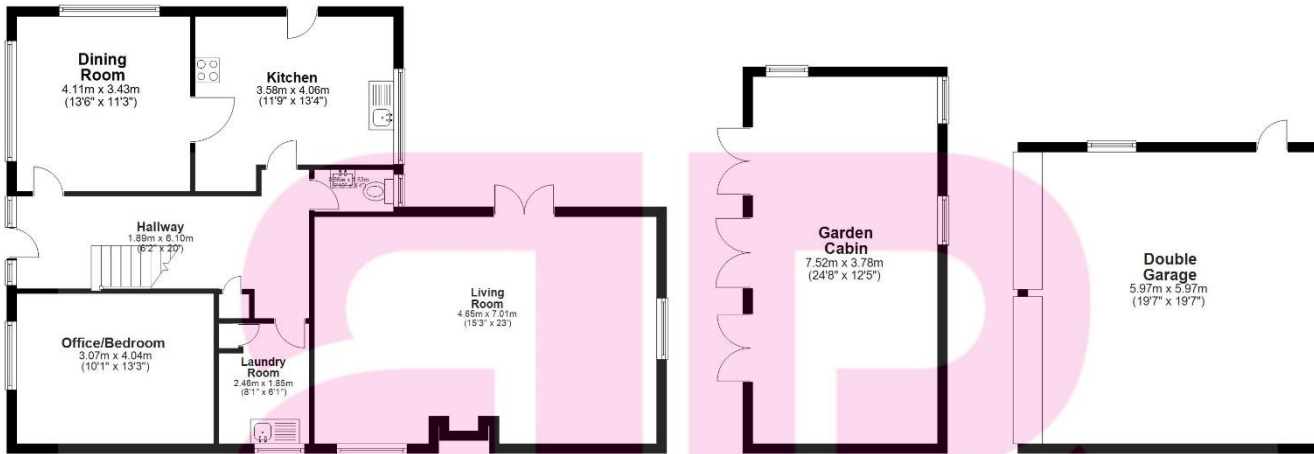


If you are looking for a home for your growing family then look no further than this spacious four bedroom detached property situated in the delightful Marlow Bottom area. On entering the property you are greeted by a spacious entrance hall offering access to dining room, office, living room, kitchen and cloakroom. On your right there is a multi purpose room which is currently used as an office but could be a TV room or bedroom five, on your left is the dining room which is dual aspect and comfortable holds a six seater dining table and chairs. Beyond the dining room is the kitchen which has a range of wall and base units and integral appliances, window to rear and door to garden. Through the kitchen there is a cloakroom, a further utility room and doors leading to the large living room. This spacious room has feature fireplace and double doors leading on to the sun terrace. On the first floor there are four good sized double bedrooms with a family bathroom and two of the bedrooms offering en suite facilities. The master bedroom is beautifully presented with a separate dressing room, en suite shower room and Juliette balcony offering views over the south facing gardens. Outside the rear garden has a large patio area which is a real sun trap and ideal for alfresco dining, the garden is then set of different levels as you proceed up to the top of the garden where there is a delightful seating area with stunning views over the roof tops. At this level you will also find a garden cabin which has been suitably insulated and has power and lighting provided. This Cabin is currently used as a gym and a outside entertaining area, perfect for those long summer evenings and BBQ and friends. To the front of the property there is a large driveway offering parking for numerous vehicles and a spacious detached double garage with separate up and over doors.

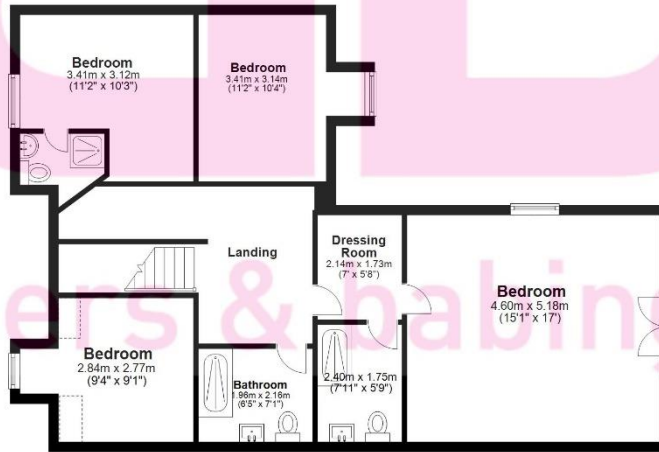
Marlow Bottom is situated to the north of Marlow town centre, offering its own local shops, restaurant, craft brewery, renowned nursery school and Burford Combined First and Middle School. The town centre of Marlow is a few miles away and offers a more comprehensive range of facilities. Marlow is situated 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.

**BONNERS & BABINGTONS offer -  
A simply stunning detached family  
home situated in the ever sought-  
after Marlow Bottom. With four  
double bedroom, two en suites,  
three reception rooms this  
property also benefits from  
garden cabin, detached double  
garage, south facing garden and  
ample off street parking.**





**Ground Floor**  
Approx. 159.8 sq. metres (1719.7 sq. feet)



**First Floor**  
Approx. 83.4 sq. metres (897.6 sq. feet)

Total area: approx. 243.2 sq. metres (2617.3 sq. feet)

This floorplan is not to scale. It is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed. Plan produced using PlanUp.



bonners & babingtons



bonners & babingtons

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

01628 333800

www.bb-estateagents.co.uk



**Disclaimer**

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170