



**Claymoor Park
Marlow
Buckinghamshire
SL7 3DL**

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- **Tenure: Freehold**
 - **Guide Price: OIEO £700,000**
 - **Local Authority: BCC**
 - **Council Tax Band: F**
 - **EPC Rating: C**



A superb 4 bedroom home beautifully remodelled by the current owners offering a lovely contemporary interior and well proportioned rooms, offered 'For Sale' with no upper chain. Claymoor Park is a peaceful, no through road and the residents own the 4.5 acres of communal grounds that surround the development which are perfect for family gatherings or an extension of the gardens. There is annual maintenance charge of £150 pa paid by all residents to maintain the attractive gardens.

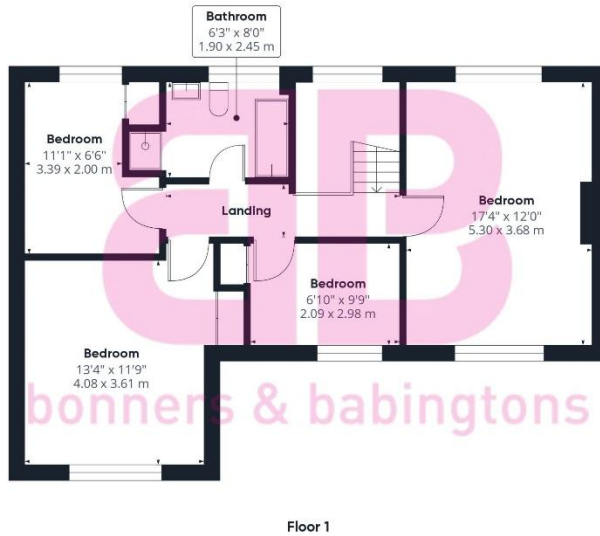
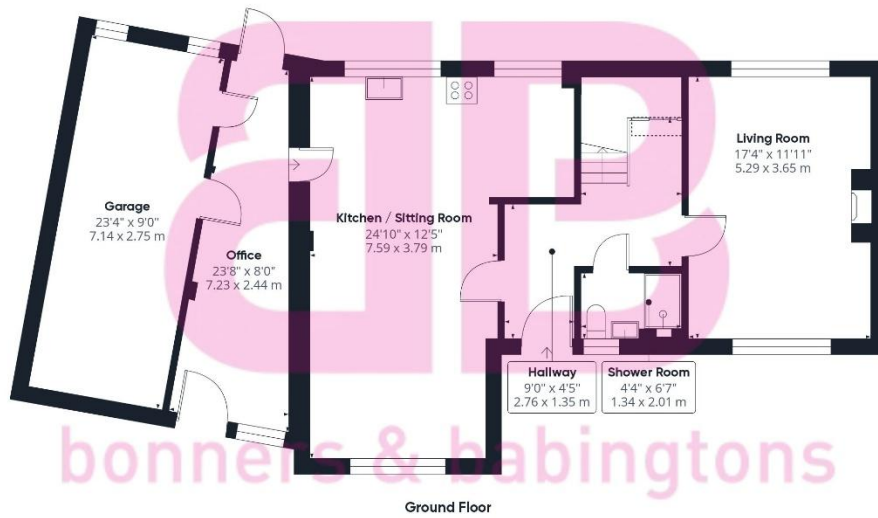
The accommodation briefly comprises, entrance hall, shower room, double aspect living room, stunning 'open plan' kitchen/dining room, utility space, good size garage (currently converted to an office). On the first floor there is a landing with access to the loft space, dual aspect principal bedroom, 3 further bedrooms and a refitted family bathroom. Outside there is driveway parking to the front and a generous secluded rear garden with entertaining terrace ideal for Alfresco dining.

Situated a short drive of Marlow town centre & local schools approx. two miles with its array of bustling shops, & restaurants & cafes, including The Ivy Marlow Garden in the High Street, and Tom Kerridge's 'The Coach' & the renowned 2 Michelin Star 'The Hand & Flowers' both in West Street. High Wycombe town centre is also just over two miles away with Station to London Marylebone. The M40 motorway can be accessed at J4 Handy Cross within two miles, or J5 Stokenchurch within 5 miles for the London, Oxford or Heathrow commuter.

There is a wide range of educational and recreational facilities in the area. Excellent local schools are numerous and include Sir William Borlase Grammar School, Great Marlow School in Marlow and the John Hampden Grammar School in High Wycombe. Local recreational facilities include riding, cycling & walking in the Hambleden Valley; golf at Harleyford & Wycombe Heights; Wycombe Sports centre at Marlow Hill, rowing at Marlow Rowing Club; and the National Sports centre at Bisham Abbey.

BONNERS & BABINGTONS OFFER
- A fabulous 4 bedroom home recently remodelled by the current owners offering a superb contemporary interior situated on Claymoor Park with the benefits of 4.5 acres of communal grounds and excellent transport links and offered 'For Sale' with NO UPPER CHAIN.





Approximate total area⁽¹⁾

1729.44 ft²
160.67 m²

Reduced headroom

3.46 ft²
0.32 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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