



THE LODGE

New Road  
Marlow Bottom

**ab**

bonners & babingtons

New Road  
Marlow  
Buckinghamshire



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**Tenure:** Freehold  
**Price:** £630,000  
**Local Authority:** BCC  
**Council Tax Band:** E  
**EPC Rating:** D



An individual detached home offering versatile living space with modern contemporary interior situated in a prime location in the highly sought-after village of Marlow Bottom benefiting from excellent transport links. The accommodation briefly comprises entrance hall, living room with double doors opening into an Orangery opening onto a decked entertaining terrace, modern fitted kitchen, double bedroom, and shower room. On the first floor there is a further double bedroom with built in storage and additional bathroom with 'roll top' bath. Outside there are extensive private gardens to the front and rear with decked terraces ideal for Alfresco entertaining, a garden office and driveway parking.

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.





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Ground Floor Building 2



**Approximate total area<sup>m</sup>**

926 ft<sup>2</sup>  
85.9 m<sup>2</sup>

**Reduced headroom**

23 ft<sup>2</sup>  
2.1 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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