



banners & babingtons

Uplands  
Marlow Bottom





Uplands  
Marlow Bottom  
Buckinghamshire  
SL7 3NU

**Tenure:** Freehold

**Guide Price:** £1,175,000

**Local Authority:** BCC

**Council Tax Band:** F

**EIR:** TBC





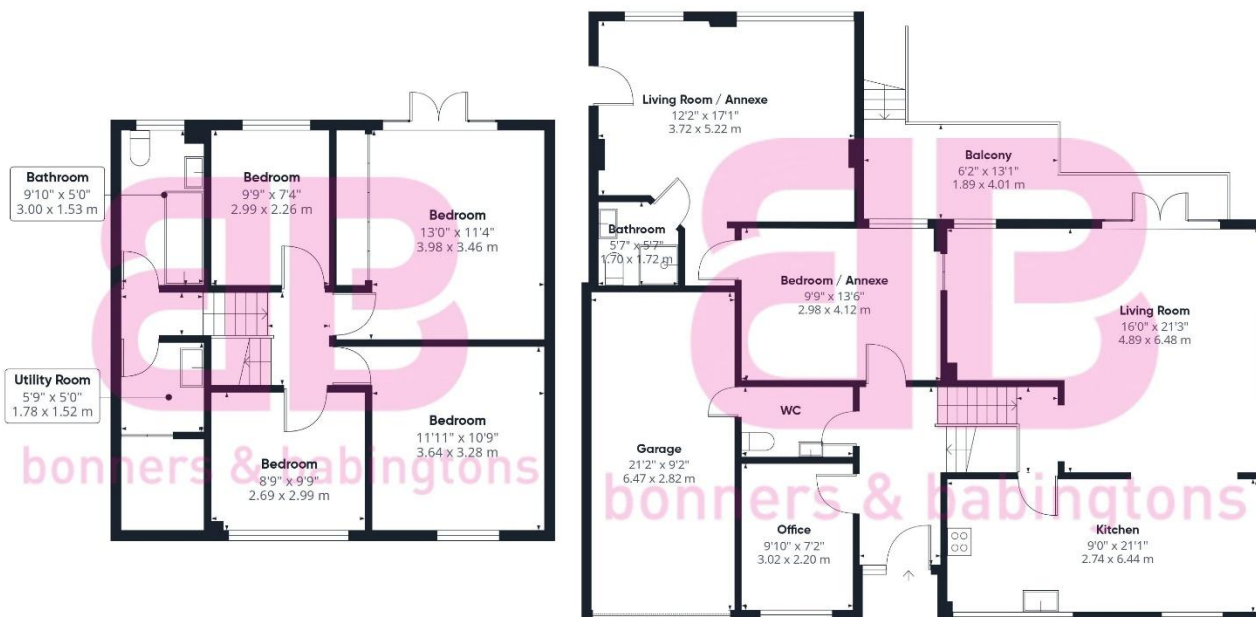
Bonnars & Babingtons are delighted to offer to the market this rarely available five / six bedroom detached family home situated in a popular sought-after cul-de-sac location in the heart of Marlow Bottom. Positioned close to local schools, shops and woodland walks this property would ideal suit a growing family. With accommodation evenly spread across three levels this property offers a wealth of flexibility to the new owners and can be used a number of different ways. On the lower and ground floor levels there are four good sized bedrooms, utility room and family bathroom, the master bedroom has lovely double doors leading out onto the south facing rear garden. As we move up a level there are a number of options with this level, the current layout has a study / office / bedroom to the front aspect, a utility cloakroom with access to the integral garage and a separate annex comprising a double bedroom, living room and shower room. Although the annex is part of the property it can be accessed via a separate door to the side of the property. On the upper floor there is a light and airy lounge / diner with double doors leading onto a balcony / raised decked area with views over the south facing rear garden and is an ideal spot for alfresco dining. The kitchen/ diner is open plan to the lounge and has a range of wall and base units plus space and services for non-integral appliances and a lovely dining area.

To the outside there is a good-sized flat southerly facing garden with a large patio area and side access and to the front there is a driveway for three cars plus access to the garage. The property is situated in a secluded cul-de-sac and elevated position offers instant access to woodland walks and is only a short walk to local shops and Burford Primary School.

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.







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

1915 ft<sup>2</sup>  
178 m<sup>2</sup>

#### Balconies and terraces

116 ft<sup>2</sup>  
10.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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#### 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