



banners & babingtons

Winchbottom Lane
Little Marlow



Winchbottom Lane
Little Marlow
Marlow
Buckinghamshire
SL7 3RJ

Tenure: Freehold

Guide Price: £850,000

Local Authority: BCC

Council Tax Band: F

EPC Rating: C



A charming, detached bungalow nestled in a serene semi-rural setting between Marlow and Little Marlow Village. This delightful home boasts four spacious double bedrooms, ensuring ample space for family and guests. The master bedroom features a luxurious en suite, providing a private retreat, while a further family shower room caters to the rest of the household.

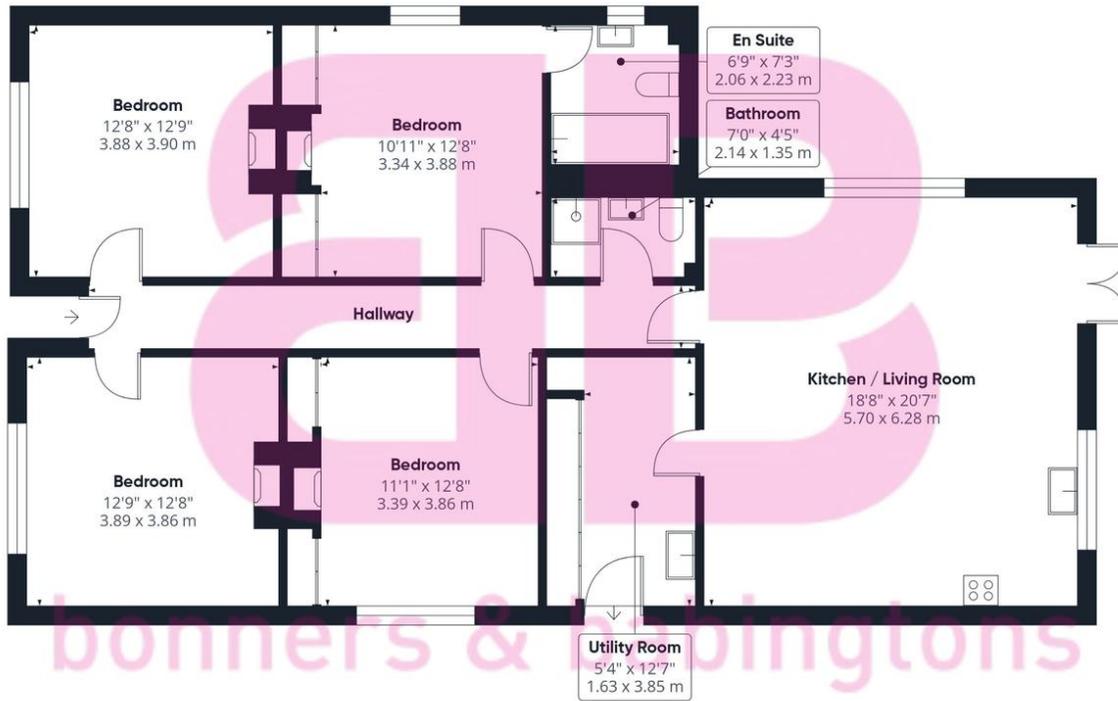
The heart of the home is an open plan kitchen and living room, perfect for modern living and entertaining. Large windows flood the space with natural light, creating a warm and inviting atmosphere. The property also benefits from original fireplaces and parquet flooring.

Step outside to discover a large garden plot, ideal for outdoor activities and relaxation. A garden office offers a quiet workspace, blending convenience with the tranquillity of nature. The property also includes driveway parking, adding to its practicality.

Situated in an area of outstanding natural beauty and Green Belt, this bungalow offers a picturesque and peaceful lifestyle, surrounded by stunning landscapes and the charm of the countryside.

Little Marlow enjoys a village cricket club, infant school, two pubs and Emmett's Farm Shop & Bakery, so provides a popular small community situated midway between Marlow and Bourne End each offering an excellent range of shopping, sporting and social facilities and railway stations with train service to Paddington, via Maidenhead. The M4 and M40 motorways are readily accessible, via the Marlow Bypass, at Maidenhead and High Wycombe respectively. For walkers and bird watchers, Church Road becomes a public footpath leading to the River Thames and the Thames Path and to Little Marlow lakes, a designated country park with delightful circular walk.





Ground Floor Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

1422 ft²
132.3 m²

(1) Excluding balconies and terraces

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.

GIRAFFE360



bonners & babingtons

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

01628 333800

marlow@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