



bonners & babingtons

Barnhill Gardens  
Marlow

Barnhill Gardens  
Marlow  
Buckinghamshire  
SL7 3HB

---

**Tenure:** Freehold

**Guide Price:** £1,450,000

**Local Authority:** BCC

**Tax Band:** F

**EIR:** TBC



This exceptional detached family home offers an impressive blend of space, flexibility, and contemporary living, perfectly suited to modern lifestyles. Boasting between three and five generously sized bedrooms, the property provides versatile accommodation that can easily adapt to growing families, home working, or guest requirements.

At the heart of the home lies a truly magnificent open-plan lounge, kitchen, and dining area — an expansive and beautifully designed space ideal for both everyday living and entertaining. Flooded with natural light, this stunning hub seamlessly connects to the outdoors via bi-fold doors that stretch across the rear, opening onto a superb patio area perfect for al fresco dining and summer gatherings.

Complementing the main living space are two to three additional reception rooms, offering further flexibility as formal lounges, playrooms, or home offices. The property also benefits from a practical utility room, ensuring functionality matches its style.

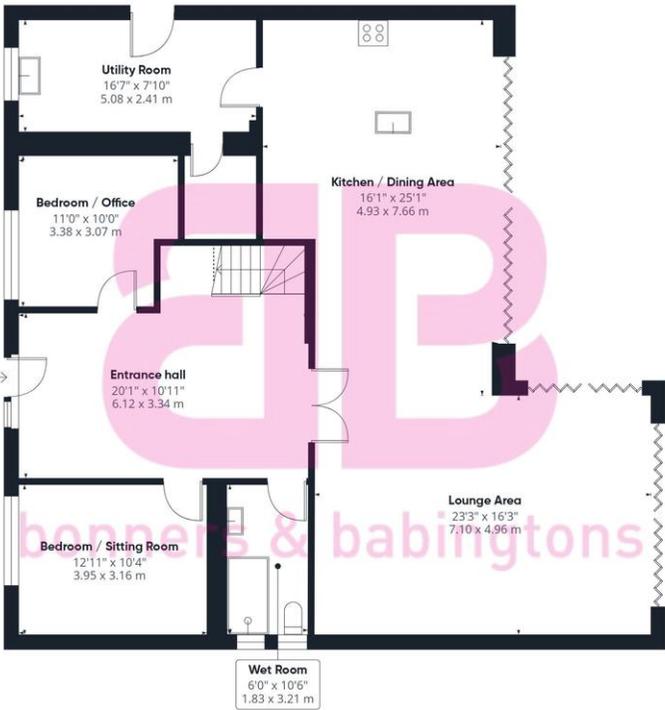
There are four well-appointed bathrooms in total, including three en suite facilities and a convenient ground floor wet room, delivering both luxury and practicality for busy households.

Occupying a substantial and beautifully landscaped corner plot of approximately 0.25 acres, the outdoor space provides a wonderful sense of privacy and room to enjoy. To the front, ample off-street parking ensures convenience for multiple vehicles.

This is a rare opportunity to acquire a spacious and versatile home finished to a high standard, offering both elegance and everyday comfort in equal measure.

Marlow town centre is a thriving and stylish riverside community with a comprehensive range of shops and excellent pubs and restaurants. Nearby Marlow Station has a regular train service to London Paddington via Maidenhead (from 44 mins) with links to the City of London, via the Elizabeth Line. Access to the M4 and M40 is via the A404(M) and London Heathrow is approximately 22 miles away. There is a wide range of educational and recreational facilities in the area. Excellent local schools are numerous and include Sir William Borlase in Marlow.





Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

2519 ft<sup>2</sup>  
234 m<sup>2</sup>

Reduced headroom

136 ft<sup>2</sup>  
12.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360



bonners & babingtons

Anglers Court, Spittal Street, Marlow, Buckinghamshire, 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