



bonners & babingtons

Marlow Bottom



New Road  
Marlow Bottom  
Buckinghamshire  
SL7 3NQ

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**Tenure:** Freehold

**Price:** OIEO£1,000,000

**Local Authority:** BBC

**Council Tax Band:** E

**EIR:** TBC



Tucked away in a highly desirable setting, this beautifully refurbished detached chalet-style home offers exceptional space, flexibility, and modern family living throughout. The property boasts five generously sized bedrooms and four stylish bathrooms, perfectly suited to growing families or those seeking versatile accommodation. At the heart of the home lies a stunning open-plan kitchen, dining, and lounge area—thoughtfully designed to create a bright and sociable space ideal for both everyday living and entertaining. In addition, three separate reception rooms provide further flexibility, whether for formal entertaining, a home office, or a playroom.

Outside, the property continues to impress with ample off-street parking and beautifully maintained south-west facing gardens, allowing for plenty of natural sunlight throughout the day. A standout feature is the superb summer house, currently set up as a gym, offering excellent additional space for leisure or work-from-home needs.

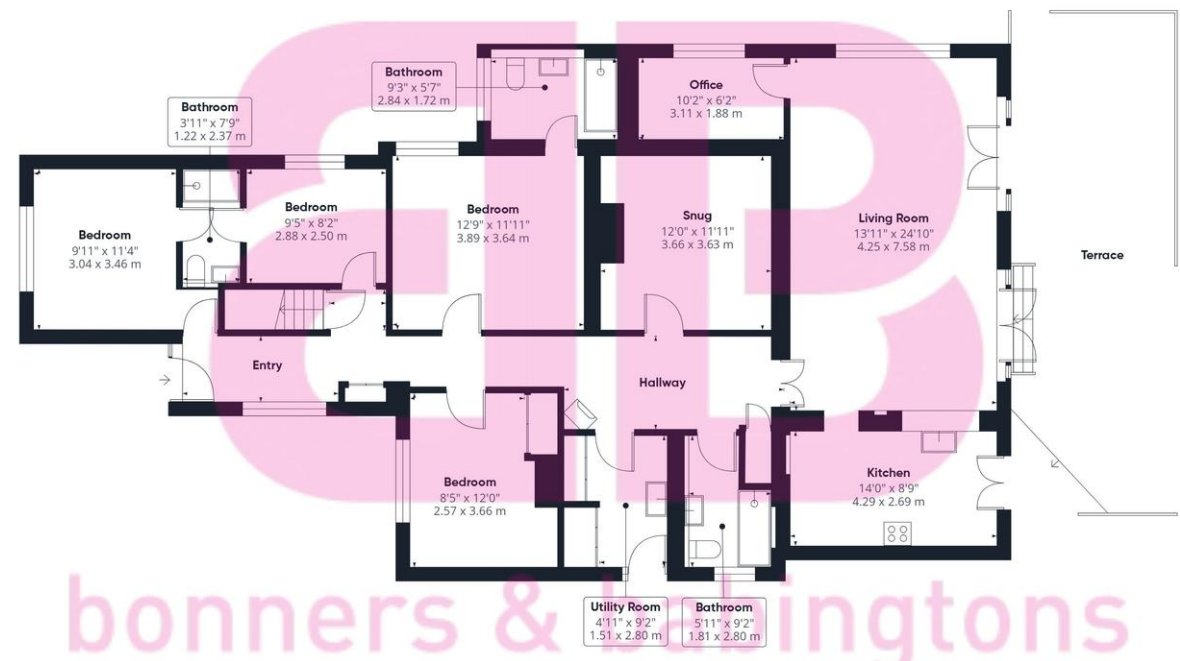
Having been completely refurbished to a high standard throughout, this home is ready to move straight into and enjoy. Situated within the sought-after Burford School catchment area, it presents an ideal opportunity for families looking to combine lifestyle, space, and location.

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.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**  
 2006 ft<sup>2</sup>  
 186.3 m<sup>2</sup>

**Reduced headroom**  
 216 ft<sup>2</sup>  
 20.1 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



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