



bonners & babingtons

Rookery Court  
Marlow



Rookery Court  
Marlow  
Buckinghamshire  
SL7 3HR

**Tenure:** Freehold

**Price:** £650,000

**Local Authority:** BCC

**Tax Band:** E

**EIR:** 64



Tucked away in a peaceful and secluded cul-de-sac, just 500 yards from the vibrant heart of Marlow High Street, this beautifully presented townhouse offers an exceptional blend of space, style, and convenience.

Arranged over generous and versatile accommodation, the property boasts three to four bedrooms, allowing flexibility for growing families, home working, or guest accommodation. Thoughtfully designed for modern living, it features a contemporary family bathroom alongside a practical ground-floor shower room and utility area.

At the heart of the home lies a spacious and inviting L-shaped lounge/diner with balcony, creating a wonderful setting for both relaxed family evenings and entertaining guests. Natural light flows throughout the beautifully maintained interiors, enhancing the sense of warmth and comfort found in every room.

Outside, the secluded rear garden provides a private oasis, complete with an attractive decked al fresco dining area—perfect for summer gatherings, morning coffee, or unwinding at the end of the day surrounded by greenery.

Further benefits include driveway parking for two cars, ensuring practicality matches the home's undeniable charm.

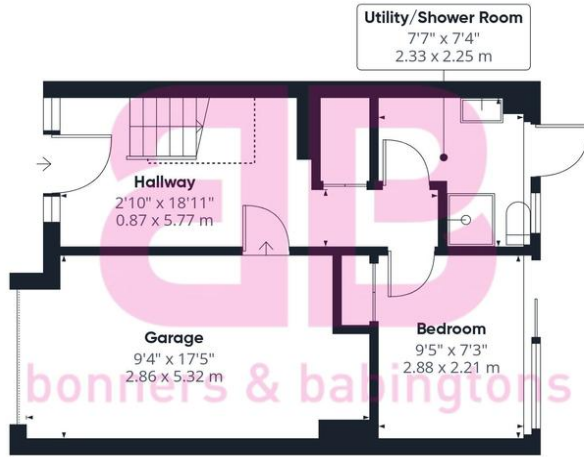
Combining a tranquil setting with easy access to Marlow's boutique shops, cafés, restaurants, and riverside attractions, this delightful townhouse presents a rare opportunity to enjoy refined family living in one of Buckinghamshire's most sought-after locations.

Marlow town centre is a thriving and stylish riverside community with a comprehensive range of shops and excellent pubs and restaurants.

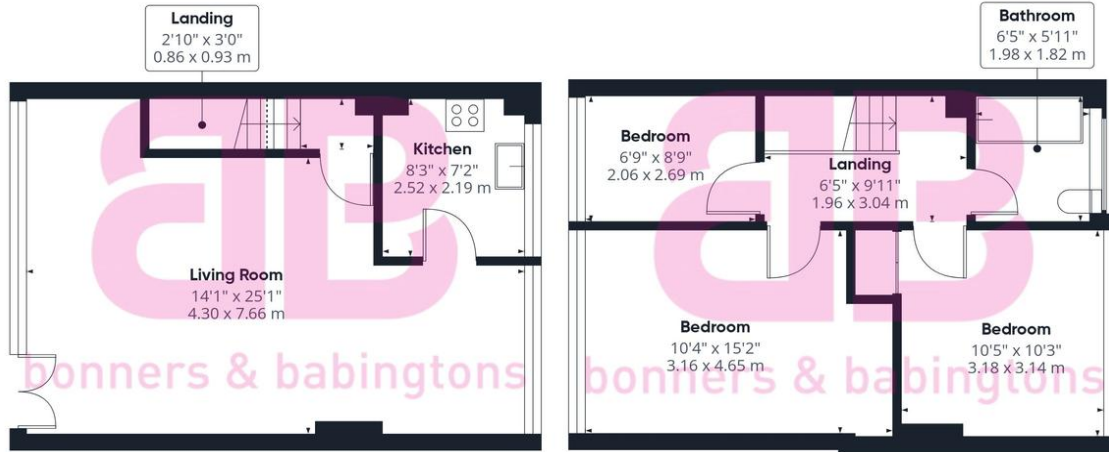
Nearby Marlow Station has a regular train service to London Paddington via Maidenhead (from 44 mins) with links to the City of London, via the Elizabeth Line. Access to the M4 and M40 is via the A404(M) and London Heathrow is approximately 22 miles away.

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

Floor 2



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

1214 ft<sup>2</sup>  
112.9 m<sup>2</sup>

**Reduced headroom**

16 ft<sup>2</sup>  
1.5 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.

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