



honnors & hobblings

Squirrel Rise
Marlow



Squirrel Rise
Marlow
Buckinghamshire
SL7 3PN

Tenure: Freehold

Guide Price: £625,000

Local Authority: BCC

Tax Band: F

EIR: TBC



Nestled within generous grounds, this charming three-bedroom detached chalet-style residence presents a wonderful opportunity for purchasers seeking a spacious and versatile home with the potential to truly make their own. Boasting an abundance of character, well-proportioned accommodation and delightful gardens to both the front and rear, this appealing property offers the perfect canvas upon which to create a beautiful family home.

Upon entering, prospective purchasers will discover a thoughtfully arranged interior, with the heart of the home undoubtedly being the impressive 'L'-shaped lounge/diner. This wonderfully spacious and versatile reception room provides ample room for both comfortable relaxation and formal dining, making it an ideal setting for everyday family living and entertaining guests alike. A separate kitchen offers further scope for personalisation, whilst a conveniently positioned ground-floor bathroom adds to the practicality of the accommodation.

The property benefits from three bedrooms, offering flexibility for growing families, visiting guests or those wishing to incorporate a home office or hobby room. A further cloakroom on the first floor provides additional convenience.

Outside, the property continues to impress, with substantial gardens to both the front and rear, offering an abundance of outdoor space for keen gardeners, families and those who simply enjoy spending time in the fresh air. Whether envisioning beautifully landscaped borders, a tranquil seating area or a wonderful space for summer entertaining, the gardens offer endless possibilities.

Further enhancing the appeal is a detached garage, complemented by ample driveway parking, providing excellent facilities for multiple vehicles.

Whilst the property would benefit from some cosmetic refurbishment and updating, this represents a fantastic opportunity for discerning buyers to introduce their own tastes, style and finishing touches, unlocking the home's considerable potential.

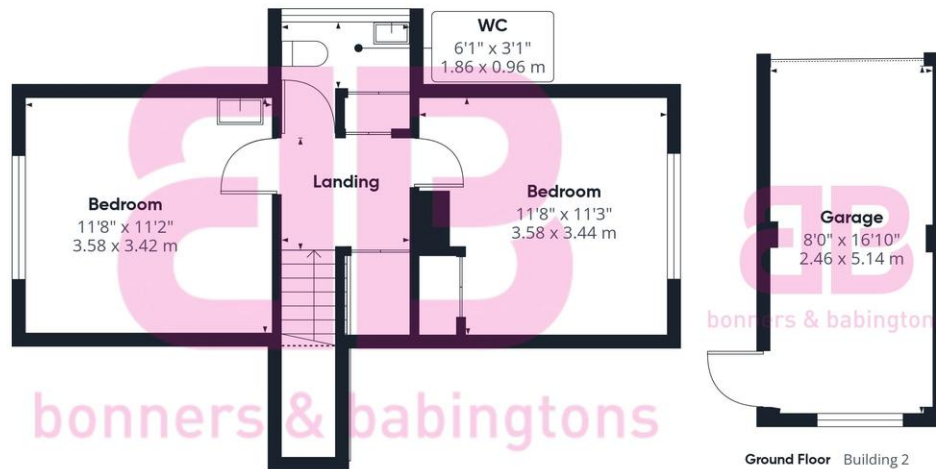
Offered to the market with the significant advantage of no onward chain, this delightful chalet-style residence combines generous accommodation, enviable outdoor space and exciting scope for improvement.

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



Ground Floor Building 2

Floor 1 Building 1



Approximate total areaⁿ

1235 ft²
114.7 m²

(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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