



BARNARDS HILL

MARLOW, SL7 2NX

**PENNY &
SINCLAIR**

37 BARNARDS HILL

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A fabulous home of almost 2200 sq ft, within Spinfield school catchment and less than 1/2 mile to the High Street. With impressive accommodation, ideal for growing families, viewing is recommended!

Fantastic Family Accommodation • Spinfield School Catchment • Easy Walk To High Street/Startion/Borlase • Beautifully Presented • Open Plan Kitchen/Dining/Living Room • Two Further Reception Rooms • South Facing Garden • Generous Corner Plot • Two Smartly Finished New Bathrooms

ACCOMMODATION

A useful enclosed porch opens into a light and spacious hallway which is beautifully decorated and has oak flooring running through, giving an excellent first impression and an immediate sense of this beautifully presented home. A cloakroom leads off to the left and to the right is a well-proportioned sitting room - a perfect space to settle down for the evening. A half stair leads down and through to a stunning open plan kitchen/living/dining space, with bi-fold doors facing south, flooding the space with natural light and giving a panoramic open view, making the most of the elevated position above the town. With a Dru Polo gas fire at one end, and smartly finished kitchen at the other, with metro tiles, white units and sleek dark worktops and island, this multi-functional space is ideally suited to busy family life, and with a separate utility room alongside, can be enjoyed clutter free. Also on the lower ground floor is a large family bathroom, with an office and mezzanine playroom beyond - the layout allows each family member to find their own private space, and there is further scope to re-configure.

On the first floor, leading off a light and spacious landing, the master bedroom is an excellent size, with a bank of fitted wardrobes and a newly fitted, contemporary en-suite shower room. There are three further good size bedrooms, all facing south with magnificent views. In addition, there is a further, newly fitted and elegantly finished family bathroom.





OUTSIDE

The property enjoys a generous corner plot and the rear garden has been neatly landscaped to provide lovely entertaining space, perfectly positioned to enjoy the southerly aspect. With a large decked terrace leading to an area of faux turf straight off the kitchen, the outside meets the inside on warmer days. There are a series of terraces, a rock garden and seating/play areas making for an interesting space to be enjoyed by all. Also with ample storage, and an open view, the garden is larger than many in the area and a complements the house well.

At the front, a large block paved driveway has been created, providing ample off-street parking and great kerb appeal.

LOCATION

Barnards Hill is one of Marlow's most sought-after residential area's 1/2 a mile from the High Street and within an easy walk of Spinfield and Sir William Borlase Schools. Marlow provides a superb and diverse array of shops, boutiques, restaurants and bars along with riverside walks by the Higginson Park. Offering ease of access to both the M40 in the north and M4 to the south, London is within easy reach and Heathrow Airport is some 22 miles drive away.

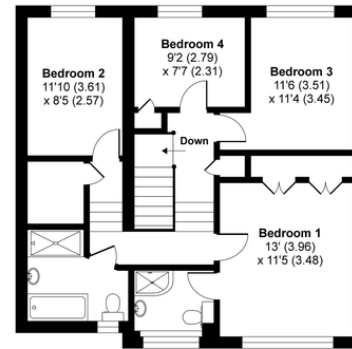




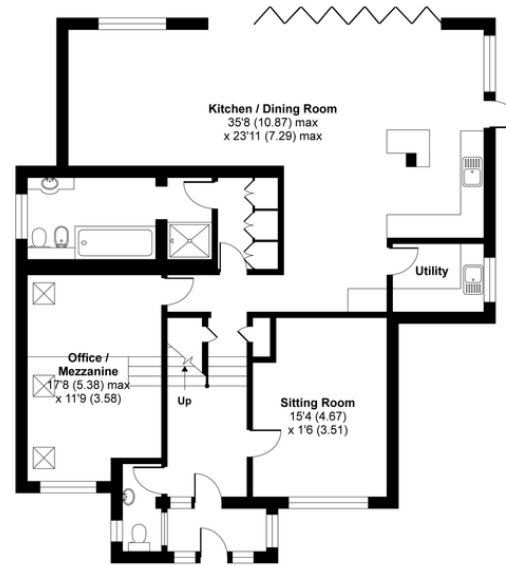
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Approximate Area = 2191 sq ft / 203.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2021.
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