



279 MARLOW BOTTOM ROAD, MARLOW BOTTOM
PRICE: £1,100,000 FREEHOLD

am ANDREW
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**279 MARLOW BOTTOM ROAD
MARLOW BOTTOM
BUCKS SL7 3QF**

PRICE: £1,100,000 FREEHOLD

This deceptively spacious five bedroom detached family home situated in this popular setting and benefiting from planning consent to extend and remodel.

90' REAR GARDEN:

MAIN BEDROOM WITH ENSUITE SHOWER ROOM: THREE FURTHER FIRST FLOOR BEDROOMS: FAMILY BATHROOM: GROUND FLOOR DOUBLE BEDROOM: ENTRANCE HALL: CLOAKROOM: SITTING ROOM: FAMILY ROOM/STUDY: DINING ROOM: CONSERVATORY: KITCHEN: UTILITY ROOM: GARAGE: GAS CENTRAL HEATING: DOUBLE GLAZING: AMPLE DRIVEWAY PARKING

TO BE SOLD A good sized detached family home providing well kept and adaptable living accommodation with the added benefit of planning permission to extend. (Planning ref. 23/07530/FUL). Situated towards the end of Marlow Bottom, a number of delightful walks can be found nearby and it is just a few minutes' drive to the M40 access at Handy Cross. The M4 can be accessed, via the Marlow Bypass, at Maidenhead. Marlow Bottom offers facilities for day to day needs and the particularly popular Burford Primary School. Marlow town centre is about two miles distant with an excellent range of shopping, sporting and social facilities as well as secondary education at Great Marlow School or Sir William Borlase's Grammar School. There are railway stations in Marlow (connecting to Paddington via Maidenhead) and High Wycombe (Marylebone). The present owners have recently remodelled and improved the house which is carefully maintained throughout, with accommodation arranged over two floors as follows: front door with double glazed side light to

ENTRANCE HALL with radiator, Velux roof light, Amtico oak effect flooring, telephone point, door to Garage, stairs to First Floor with deep coat and shoe cupboard under, vertical radiator.

CLOAKROOM with Amtico flooring, radiator, extractor fan as well as window, low level w.c., wash basin inset and two pairs of cupboards under.

UTILITY ROOM with vinyl flooring, space and plumbing for tumble drier and washing machine, access to high level storage with light.



SITTING ROOM: with two radiators, double aspect windows, serving hatch from Kitchen, feature fireplace with inset cast iron log burner, television aerial point, Amtico flooring, steps to Dining Room and double doors to



FAMILY ROOM/STUDY: double aspect double glazed windows, radiator.

Steps and balustrade from the Sitting Room lead up to



DINING ROOM: enjoying a fine view across the gardens with television aerial point, Amtico flooring, radiator, double glazed double doors to

CONSERVATORY: with double glazed windows and roof, roof light, two wall light points, double glazed double doors to the patio and Gardens across which there is a fine aspect. Off the Dining Room there is an opening to the



KITCHEN: with granite work surface with stainless steel sink unit inset, range style oven with cooker hood over, painted solid wood fronted drawers and cupboards under, integrated dishwasher, further granite work surface with drawers and cupboards under, wall cupboards over, under cupboard lighting, drawers in tall unit, tiled flooring, television aerial point, tall larder cupboard, radiator, arch to

UTILITY AREA: with appliance space, single drainer stainless steel sink unit set in laminated work surface with drawers and cupboards under, tiled flooring, double glazed door to Garden, radiator, work surface with appliance plumbing for washing machine or American style fridge/freezer, wall mounted gas fired central heating boiler.



BEDROOM FIVE: front aspect double glazed windows, Velux window, two radiators.

FIRST FLOOR SPACIOUS LANDING with access to part boarded loft with light and power, radiator, fitted book shelves, walk in cupboard with light, double glazed window overlooking the front, deep walk in airing cupboard.



BEDROOM ONE: access to loft with fold down ladder, range of built in wardrobe/storage cupboards with mirrored doors, radiator, fine view over the gardens and door to

SHOWER ROOM ENSUITE with corner shower, fully tiled walls, low level w.c., extractor fan as well as window, wash basin, inset lighting, radiator.

BEDROOM TWO: front aspect double glazed window, radiator, sloping ceiling to front aspect, television aerial point, outlook to woods.

BEDROOM THREE: front aspect double glazed window, with walk in wardrobe, sloping ceilings and radiator.

BEDROOM FOUR: with radiator, rear aspect double glazed window.



REFITTED BATHROOM with panel enclosed bath with spray screen and shower over, wash basin, low level w.c. with concealed cistern, fully tiled walls, radiator, extractor fan and window, chrome towel rail radiator.

TO THE FRONT there is an extensive tarmac driveway providing ample parking leading to the **INTEGRAL GARAGE** with up and over door, steps up to personal door, light, power. To the side of the drive is a small **CAR PORT** with **TIMBER GARDEN STORE** to one side and beside the Garage is a further **SINGLE CAR PORT** with light and water point. Electric car charging point and steps up to the side gate running beside the house with further lighting and leading to



THE REAR GARDEN which is a particular feature comprising an extensive paved patio on two levels with steps up to a gently sloping area of lawn with shrub borders and path and steps to one side leading to the end and a further patio area beside the **SUMMER HOUSE** about 11'7 x 9'6 (3.53 x 2.90m) with light and power, by which is a **TIMBER GARDEN STORE**. The rear garden is enjoying a sunny southerly aspect and having a depth of about 90', by a width of about 40' (27.43 x 12.19m) which narrows towards the end, screened by hedgerow to one side and mostly close boarded fence to the other

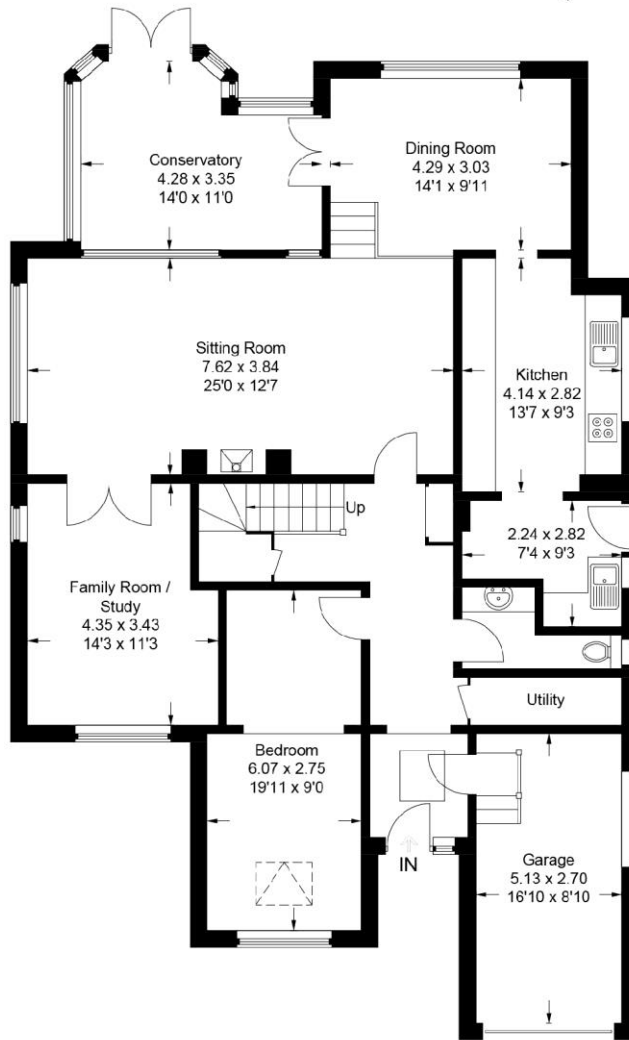
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VIEWING: to avoid disappointment, please arrange to view with our Marlow office on 01628 890707. We shall be pleased to accompany you upon your inspection.

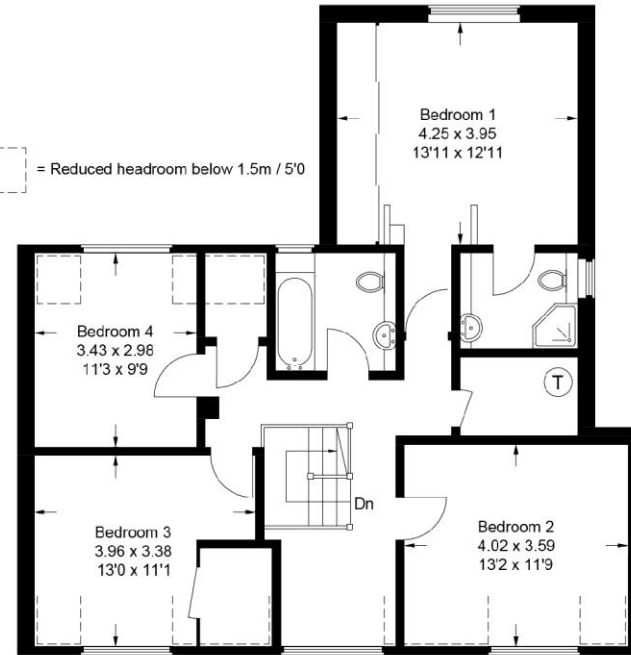
DIRECTIONS: from our Marlow office turn right at the top of the High Street into Spittal Street and cross the mini roundabout into Chapel Street. Fork left, just beyond the pedestrian crossing, into Wycombe Road which follow to the roundabout at the end where turn left and then first left again into Marlow Bottom Road. Follow this road up the valley for about a mile and 279 will be found on the left hand side.

Approximate Gross Internal Area
 Ground Floor = 143.1 sq m / 1,540 sq ft
 First Floor = 88.8 sq m / 956 sq ft
 Total = 231.9 sq m / 2,496 sq ft
 (Including Garage)



Ground Floor

= Reduced headroom below 1.5m / 5'0"



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.