



95A MARLOW BOTTOM, MARLOW
PRICE: £1,295,000 FREEHOLD

am ANDREW
MILSOM

**95A MARLOW BOTTOM
MARLOW
BUCKS SL7 3NA**

PRICE: £1,295,000 FREEHOLD

Adjoining woodland in the popular village of Marlow Bottom just two miles from Marlow, a superbly presented and tastefully extended four bedroom detached family house with garage and office.

LANDSCAPED GARDENS: SWIMMING POOL & HOT TUB: FOUR DOUBLE BEDROOMS: TWO BATHROOMS (ONE ENSUITE): CLOAKROOM: FAMILY ROOM: SITTING ROOM: UTILITY ROOM: KITCHEN/BREAKFAST/LIVING ROOM: UNDERFLOOR & GAS CENTRAL HEATING: PARKING FOR MULTIPLE VEHICLES: DETACHED GARAGE WITH HOME OFFICE.

TO BE SOLD: this stylish four bedroom detached family house has been the subject of complete modernisation and tasteful extension to the rear to create a stunning individual home of excellent size and location. An internal inspection will reveal particularly good room sizes with a high specification of tiled underfloor heating to the ground floor, quality bathroom suites and a refitted German kitchen. The gardens have been superbly landscaped and include a concealed swimming pool, hot tub, parking for multiple vehicles as well as a detached double garage with cloakroom and home office above. Situated in the extremely sought after village of Marlow Bottom with its own Primary School and located just two miles from Marlow, the property is highly recommended for an internal viewing. Marlow has excellent sports and social facilities, a busy High Street with variety of shops and restaurants and a railway station with trains, via Maidenhead, to London Paddington which links to the Elizabeth Line. The M4 and M40 are accessible, via the Marlow Bypass, at Maidenhead and High Wycombe respectively. The accommodation comprises:

PILLARED ENTRANCE stone floor, front door to

RECEPTION HALL tiled floor, stairs to First Floor.

CLOAKROOM white suite of w.c., wash basin on vanity drawers, tiled floor and partly tiled walls.

FAMILY ROOM plantation shutters.



SITTING ROOM tiled floor, plantation shutters, an attractive wood burning stove, fireplace with stone hearth and wooden mantel, bi-fold glazed doors to:



KITCHEN/BREAKFAST/LIVING ROOM contemporary range of grey wall and base units with quartz working surfaces, inset butlers sink, grooved drainer, mixer tap, Siemens induction hob, cooker hood, double oven, dishwasher and space for American fridge freezer, island breakfast bar, seating

for four, wine fridge, quartz working surface, bin store, space for sofas, bifold doors to garden, door to:



UTILITY ROOM matching wall and base units and surfaces to Kitchen, butlers sink, grooved drainer, double glazed door to outside, stacked space and plumbing for washing machine and dryer, broom cupboard, Ideal gas fired boiler.

FIRST FLOOR SPACIOUS LANDING with a part vaulted ceiling with roof light and airing cupboard. .



BEDROOM ONE radiator, double glazed window overlooking the rear garden and door to

ENSUITE SHOWER ROOM full width shower with tile and glazed surrounds, overhead rose and separate attachment, tiled walls and floor, wash basin on vanity cupboard, low level w.c., heated towel rail.



FAMILY BATHROOM white suite of panel bath, shower attachment, low level w.c., wash basin with vanity cupboards, tiled floor and walls, full width shower with glazed and tiled surround, overhead rose and separate attachment, heated towel rail.

OUTSIDE:

TO THE FRONT is a driveway with hedgerow, panel fencing, five bar gate, gate to side with brick walling and path into the woods, storage area. **PARKING FOR MULTIPLE VEHICLES.**



THE REAR GARDEN has been superbly landscaped with a flagstone patio and pathway, attached garden store with filter/ pump for the pool.



There is a hot tub, lawn area with a sunken and heated **SWIMMING POOL** concealed by a slide away deck ensuring maximum use of the entire garden is obtained. There is a raised sun trap patio,

flower and shrub borders, driveway access at the side via double gates providing additional parking.

DETACHED DOUBLE GARAGE with light, power, roller door, double glazed door **INNER W.C.** of white suite of low level w.c., wash basin and wood clad walls. **FIRST FLOOR OFFICE** with light, power, wood clad walls, good head height and double glazed window with view over the bridle path.

M43230425

EPC BAND: C

COUNCIL TAX BAND: F

VIEWING: Please contact our Marlow office homes@andrewmilsom.co.uk or 01628 890707.

DIRECTIONS: From Marlow use postcode **SL7 3NA** and No 95A is situated on the left.

MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**



BEDROOM TWO radiator.

BEDROOM THREE radiator.

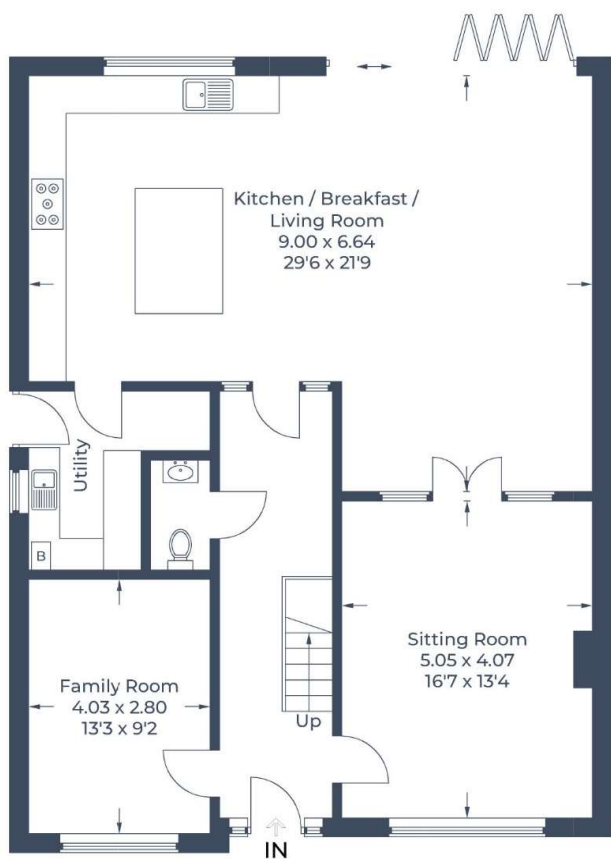
BEDROOM FOUR radiator, access to loft.



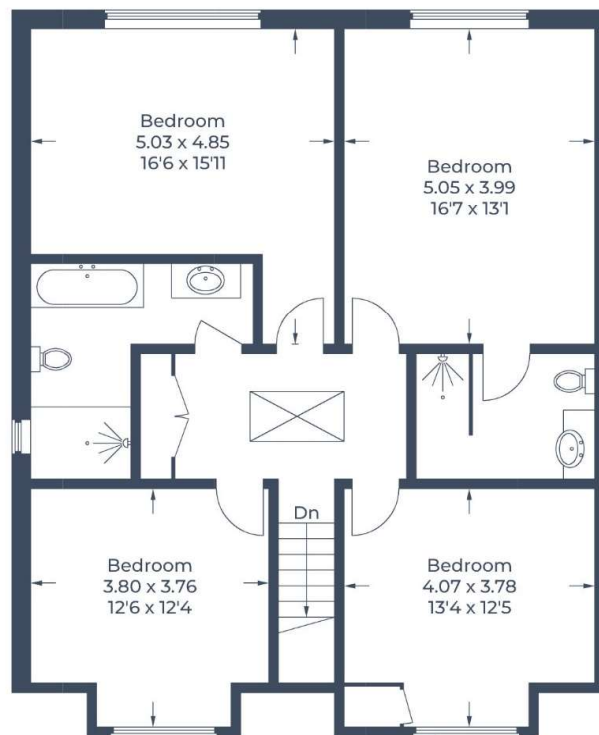
Approximate Gross Internal Area
 Ground Floor = 108.2 sq m / 1,165 sq ft
 First Floor = 97.6 sq m / 1,050 sq ft
 Outbuilding Ground Floor = 28.1 sq m / 302 sq ft
 Outbuilding First Floor = 19.8 sq m / 213 sq ft
 Total = 253.7 sq m / 2,730 sq ft



 = Reduced headroom below 1.5m / 5'0



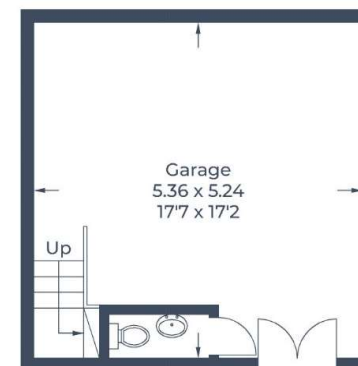
Ground Floor



First Floor



Outbuilding - First Floor



Outbuilding - Ground Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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