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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

**SIMMONS & SONS**



Westbere Lodge, 23 Meadow View  
Marlow Bottom, SL7 3PA

£820,000  
Freehold



**Westbere Lodge**  
**23 Meadow View**  
**Marlow Bottom**  
**SL7 3PA**

A Three/Four bedroom Detached Home

- Detached Three/Four Bedroom Home
- Versatile & Flexible Living Accommodation
- Superb Location with Open Countryside Views
- Living & Separate Dining Room
- Home Office/Study/Fourth Bedroom
- Shower Room
- Kitchen
- Conservatory
- Three Double Sized Bedrooms
- Bathroom
- Rear Garden 100 ft X 40 ft (approx.)
- Walking Distance to Local Amenities
- No Onward Chain



This most attractive Detached Three/Four Bedroom Home situated at the end of a cul-de-sac, offers flexible accommodation and the opportunity to improve/extend (Subject to Planning Permission). The property is situated in a pleasant cul-de-sac with fabulous views over open countryside. With the Village shops and amenities, along with the favoured Burford Infant and Junior Schools\* within walking distance, early viewings are advised to avoid disappointment. No Onward Chain.

**Accommodation**

On the Ground Floor, the Entrance Hall has stairs to the Lower Ground and First Floor. The Kitchen is rear aspect and has a comprehensive range of oak eye and base level units with complementary worktops over. There is a useful serving hatch through to the separate Dining Room. There is a Home Office/Study to this floor. A Lower Hallway leads to the Main Bedroom and Shower Room and spacious and bright, double and side aspect Living Room. Sliding doors lead into the Conservatory with fantastic views over open countryside. From the Living Room, steps lead up into the separate Dining Room with French doors out into the superb Rear Garden. To the First Floor are Two Bedrooms and a spacious Bathroom.





## Exterior

The secluded Rear Garden has wonderful views across open countryside and is of a substantial size 100 ft X 40ft in depth. Two paved patio areas provide the perfect sunny spots for al fresco dining or entertaining. The garden is mainly laid to lawn with a variety of shrubs and mature borders to create interest. Access is by both sides of the property. The Front Garden is mainly laid to lawn and has a paved patio area to the front - there are mature fruit trees, shrubs and well stocked borders. There is a Detached Garage and off-street Parking for up to three vehicles.

## Situation

Marlow Bottom is situated to the north of Marlow town centre, offering its own local shops 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. The railway station in Marlow provides access to London (Paddington via Maidenhead GWR & Elizabeth Line) 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.

## Directions

From the offices of Simmons & Sons of Marlow proceed out of Marlow along Spittal Street, straight across the mini-roundabout into Chapel Street. Take the first turning left into Wycombe Road, following the road to the mini-roundabout/T junction, turning left and then first left into Marlow Bottom Road. Take the first turning on the right into Hill Farm Road turning right again into Meadow View. A representative of Simmons & Sons will meet you at the property.



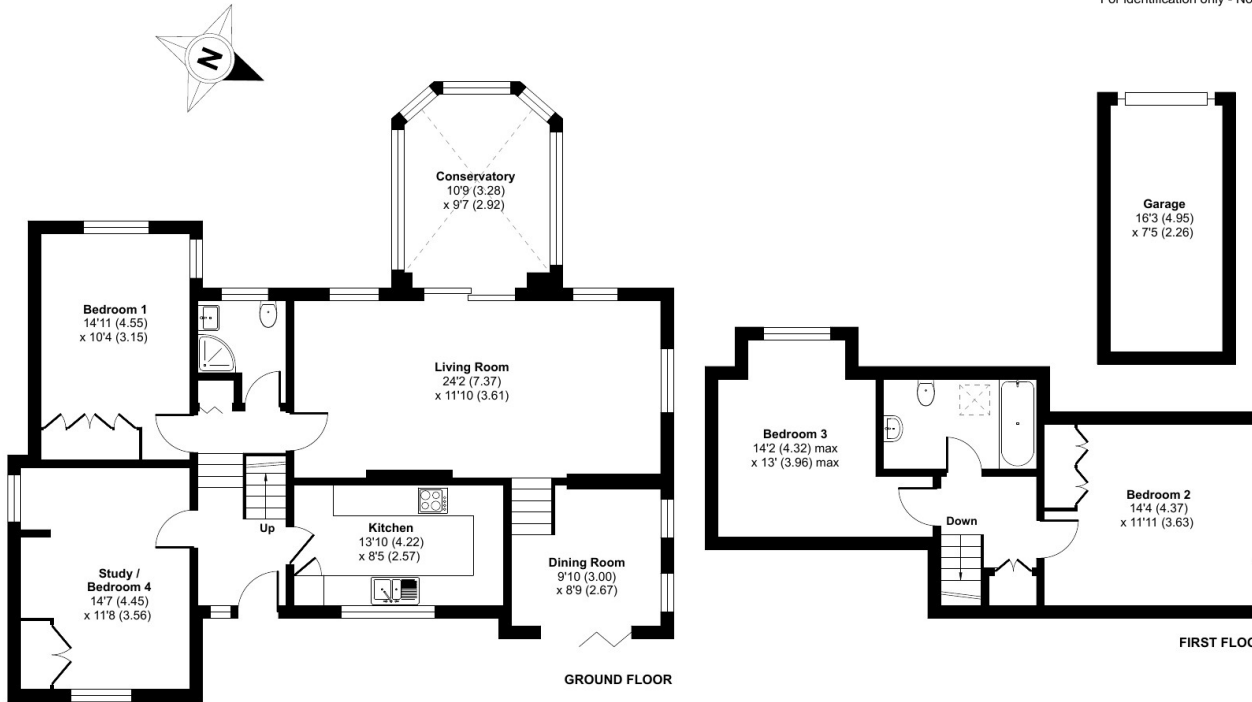
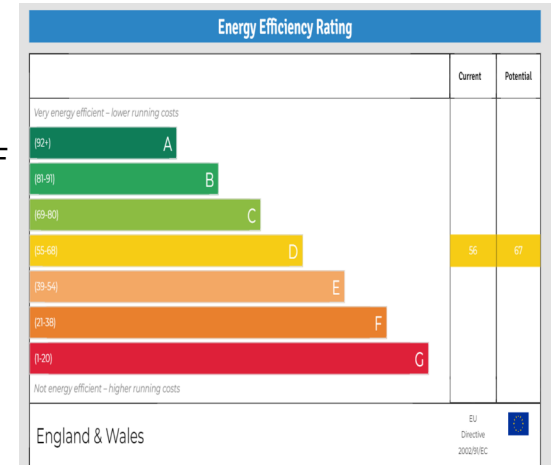


# Meadow View, Marlow, SL7

Approximate Area = 1632 sq ft / 151.6 sq m (includes garage)

For identification only - Not to scale

**Council Tax/ Wycombe Tax Band F**



## Services

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey and it is not our firm's policy to test services and domestic appliances, so we cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

\* Purchasers are advised to check with schools directly regarding catchment criteria.

**VIEWINGS - Strictly by appointment with:**

**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Simmons & Sons. REF: 973569

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