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SIMMONS & SONS



9 Meadow View
Marlow Bottom SL7 3PA

O.I.E.O. £800,000
Freehold

9 Meadow View Marlow Bottom SL7 3PA

A Four Bedroom Detached Home in a
Village Location

- A Stylish Detached Property in a Sought After Village Location
- Living Room
- Kitchen/Breakfast Room
- Home Office/Study
- Utility Room & Shower Room
- Master Bedroom with En Suite
- Three Further Bedrooms
- Main Bathroom
- Generously Proportioned South-West Facing Rear Garden
- Pretty Front Garden
- Double Garage & Driveway Parking



A Four Bedroom Detached house offering spacious and flexible living accommodation throughout. This stylish home has been well maintained by the current owner and will especially appeal to the growing family. The property is situated in a sought after location within the Village of Marlow Bottom, just a short walk away from the local shops and amenities and being within catchment of favoured Marlow Bottom and Marlow schools*. Marlow town centre is approx. 1.5 miles away and offers an eclectic mix of shops and restaurants along with Train Station, Open Parkland and access to the River Thames. Early viewings are recommended to avoid disappointment.

Accommodation: Approaching the property through the pretty front garden, the Entrance Porch opens into the Entrance Hall with engineered wood flooring and stairs to the First Floor. There is a modern Shower Room with fully tiled shower enclosure and Mira power shower, W.C. and wash basin. The Living room is a superb front aspect space with the focal point being the fire place with inset working fire - this area is open plan through to the Kitchen/Breakfast room. The Kitchen is fitted with a modern range of eye level and base units with complementary worktops. Eye level units have under-plinth LED courtesy lighting and integrated appliances include a 4 ring touch sensitive ceramic hob with steel extractor fan above, integrated oven with grill below and integrated dishwasher. French doors lead out from the Breakfast/Dining area to the Rear Garden. Matching engineered wood flooring has been incorporated throughout these areas. A Utility room offers further storage space with plumbing for a washing machine and space for a tumble dryer. The rear aspect Home Office/Study has sliding patio door out to the Rear Garden. To the First Floor the Master Bedroom benefits from fitted wardrobes and a modern En Suite Shower room. There are Three further Bedrooms and a main Bathroom.



Exterior

The generously proportioned south-west facing Rear Garden has a full width terrace with a stock brick dwarf retaining wall. This is a superb spot for outdoor entertaining or enjoying a relaxing coffee. Steps lead up to the lawned area with established mature plants and shrubs and mainly enclosed by wood panel fencing with access to the side. The Front Garden has a lawned area with mature planting to borders and a lovely flowering cherry tree. An adjacent block paved Driveway leads to the Double Garage with electric remote controlled door.

Situation

Marlow Bottom is situated to the north of Marlow, with 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 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.

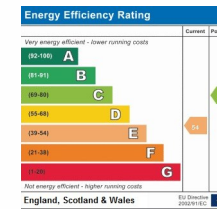
Directions

From the offices of Simmons & Sons Marlow proceed along Spittal Street crossing the mini roundabout into Chapel Street. Turn left into the Wycombe Road and at the T-junction/roundabout turn left and first left into Marlow Bottom Road. Take the first turning on the right into Hill Farm Road where Meadow View will be found as a turning on the right. Follow the road to the left where the property will be found on the left hand side. A representative of Simmons & Sons will meet you at the property.

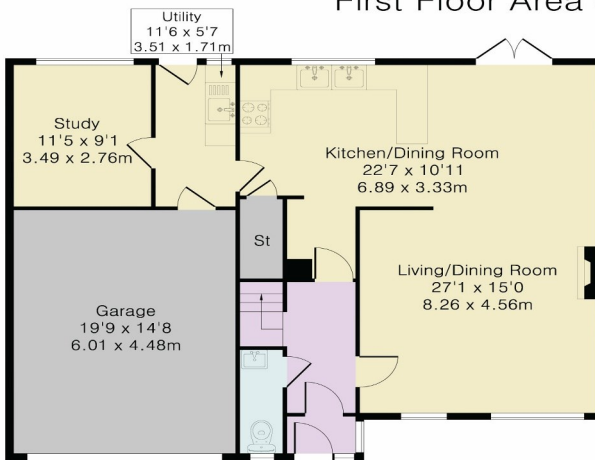


Council Tax/Wycombe

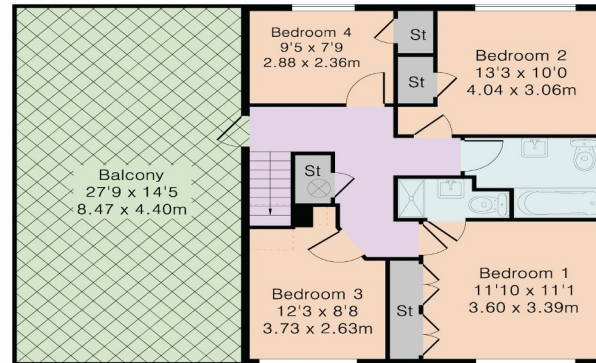
Tax Band F



Approximate Gross Internal Area 1734 sq ft – 161 sq m
 Ground Floor Area 1100 sq ft – 102 sq m
 First Floor Area 634 sq ft – 59 sq m



Ground Floor



First Floor

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:

Simmons & Sons

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Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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