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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS



High Meadow, Seymour Plain
Marlow, SL7 3BZ

Offers Over £1,500,000
Freehold

High Meadow Marlow SL7 3BZ

A 6 Bedroom Chalet Bungalow

- Substantial Plot of approx. .45 Acres with a Southerly Aspect
- Potential to Improve/Extend (STPP)
- Pleasant Semi-Rural Location with Countryside Views to the Rear
- Living/Dining Room
- Kitchen/Breakfast Room
- Home Office/Study
- Ground Floor Master Bedroom & En Suite Bathroom
- Three Further Bedrooms to the Ground Floor & Bathroom
- Two Bedrooms to Second Floor & Bathroom
- Garage & Parking for Several Vehicles
- Catchment for Favoured Marlow Schools*
- Just Over 1 Mile to Marlow Town Centre



We are delighted to offer for sale this individual, Six Bedroom Detached Chalet Bungalow occupying a Southerly plot of approx .45 acres. Having undergone some improvement by the current owners, High Meadow offers a marvellous opportunity to reconfigure or extend (Subject to Planning Permission). Enjoying beautiful views to the rear and a tranquil location to the Northern side of Marlow, yet being just over one mile from the Town Centre, early viewings are encouraged to avoid disappointment.

Accommodation

A five-bar gate opens into the Front Garden and shingled Driveway. The front door opens into an Entrance Lobby. The front aspect L-Shaped Living/Dining Room is spacious with Cotswold Stone fireplace and double doors leading out onto the patio - a superb spot to enjoy a coffee whilst taking in the views. The Kitchen/Breakfast room has plenty of storage with fitted eye-level and base level cupboards - this area is lovely and bright with a glazed door opening onto the patio. There is a good size Home Office/Study. The Master Bedroom and En Suite Bathroom are on this floor, along with Three further Bedrooms and Bathroom. To the Second Floor are Two Bedrooms and a Bathroom.



Exterior

The stunning, large Rear Garden is of a Southerly aspect with views of the countryside beyond. With a patio, mature trees, shrub and flower borders to create interest all year round, there is also a vegetable patch to the end of the garden. The remainder of the garden is laid to lawn with mature hedge boundary to one side. To the front is a well maintained Garden, shingle Driveway for several vehicles and a Garage.

Situation

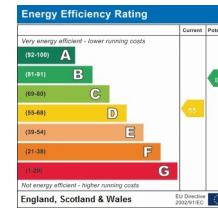
Marlow is a charming and historic town set in the banks of the River Thames and is surrounded by beautiful countryside. It is a perfect place for enjoying the river, shopping with a difference, walking around historical buildings or taking part in the many sports and recreational activities available within the local area. The railway station in Marlow provides access to London (Elizabeth Line and GWR) 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

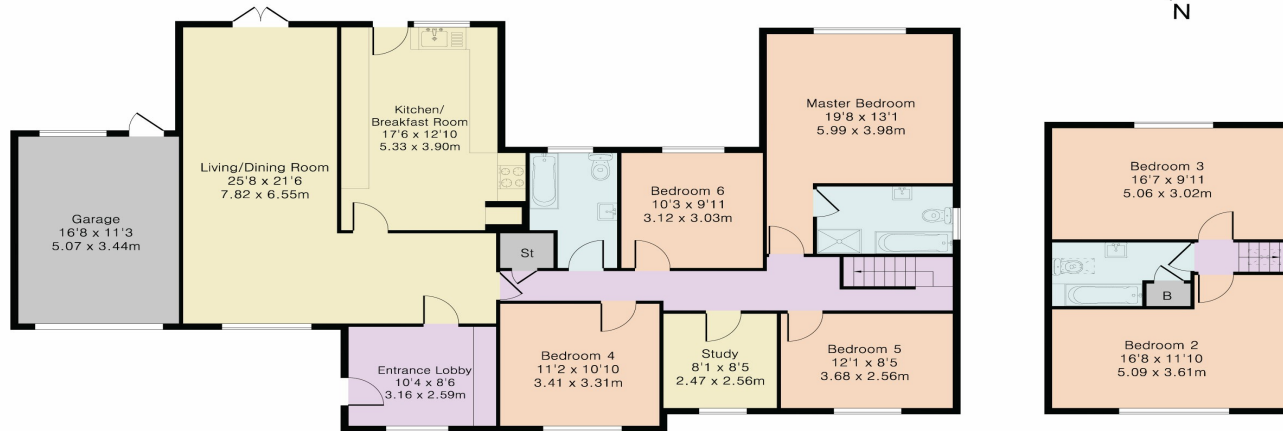
From the offices of **Simmons & Sons** Marlow turn right along Spittal Street crossing the mini roundabout into Chapel Street, bear left into Wycombe Road and 3rd left into Oak Tree Road. Continue to the top of Oak Tree Road into the private lane which leads up the hill into Seymour Plain. The road then forks to the left where the property can be found a short way along on the left hand side. A representative of **Simmons & Sons** will meet you at the property.

Council Tax/Wycombe

Tax Band G



Approximate Gross Internal Area 2165 sq ft – 201 sq m



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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GALLERY