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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS



5 Badgebury Rise
Marlow Bottom, SL7 3QA

Asking Price £850,000
Freehold

**5 Badgebury Rise
Marlow Bottom
BUCKS SL7 3QA**

A Detached Four Bedroom Family Home

- Extended & Improved with Further Planning Approved
- Spacious Living/Dining & Family Room
- Modern Kitchen/Breakfast Room
- Garden Room with Lovely Views
- Cloakroom
- Ground Floor Bedroom with Shower Room
- Three Further Bedrooms
- Family Bathroom
- South Facing Rear Garden
- Driveway Parking for Several Vehicles
- Village Location
- A Short Drive from Marlow High Street



This superb Four Bedroom Detached house has been extended and improved to create a spacious family home to offer flexible and versatile living accommodation for the growing family. **The property also benefits from Approved Planning (22/06668/FUL) for the construction of a first floor side extension on top of existing single-storey side extension and partial replacement and reduction of existing single storey rear extension including installation of three skylights.** Located in a slightly elevated position within the Village of Marlow Bottom, the property is a short walk away from the local shops and amenities and is within catchment for the favoured Burford school*. With Marlow being just a short distance away and with excellent transport links, early viewings are advised to avoid disappointment.

Accommodation

The Front Porch opens into the Hallway with Cloakroom and stairs to the First Floor. The fitted Kitchen/Breakfast room offers an abundance of eye-level and base unit storage with complementary worktops over. The living space is fabulous with large and bright Living room leading to the Garden room providing views out to the garden. The Dining room is also substantial with patio doors leading to the garden. The Fourth Bedroom benefits from a Shower room - this room is a most relaxing space with light flooding in through the roof lantern above. To the First Floor, Bedroom One is rear aspect with bespoke storage and views over the countryside beyond. There are Two further Double Bedrooms and a modern Family Bathroom.





Exterior

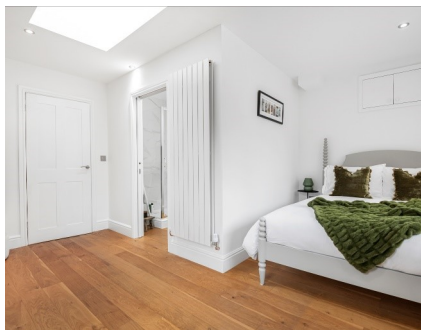
The South Facing Rear Garden is well maintained and stocked with mature shrubs and flowers - the lawn has been designed with smaller patio areas to create interest and the large patio accessed via the Living room and Garden room provides a fabulous area for outdoor entertaining. The current vendors have also had built a useful large storage unit. To the front of the property, there is a block paved Driveway providing parking for several 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 Marlow** proceed out of Marlow along Spittal Street crossing the mini-roundabout into Chapel Street turning left into the Wycombe Road. Continue to the t-junction/roundabout turn left and first left into Marlow Bottom Road. Continue along this road for approximately 2 miles taking the third turning on the left into Badgebury Rise. The property will be found a short distance along on the left hand side. A representative of Simmons & Sons will meet you at the property.

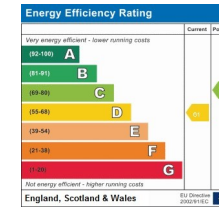


Approximate Gross Internal Area 1967 sq ft – 183 sq m
 Ground Floor Area 1420 sq ft – 132 sq m
 First Floor Area 547 sq ft – 51 sq m



Council Tax/Wycombe

Tax Band G



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

T: 01628 484353

E: sales@simmonsandsons.com

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32 Bell Street
 Henley-on-Thames
 Oxon
 RG9 2BH
 T: 01491 571111

1 High Street
 Marlow
 Bucks
 SL7 1AX
 T: 01628 484353

12 Wote Street
 Basingstoke
 Hants
 RG21 7NW
 T: 01256 840077

Peper Harow
 The Estate Office
 Godalming
 GU8 6BQ
 T: 01483 418151

