

Trusted since 1802

HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS



276 Marlow Bottom, Bucks SL7 3PT

A Four Bedroom Property with Potential for Re-Development/Improvement (STPP)

O.I.E.O. £900,000

Freehold

The Property

A substantial detached property that offers an eclectic mix of space over three levels and is set on a deceptively large plot in a non-estate location within the Village. There is ample opportunity for development and remodelling of the existing accommodation and it may be possible to utilise the lower ground floor as a separate work space/storage facility and incorporate the double garage (Subject to Planning Permission & Consents).

Accommodation Comprises:

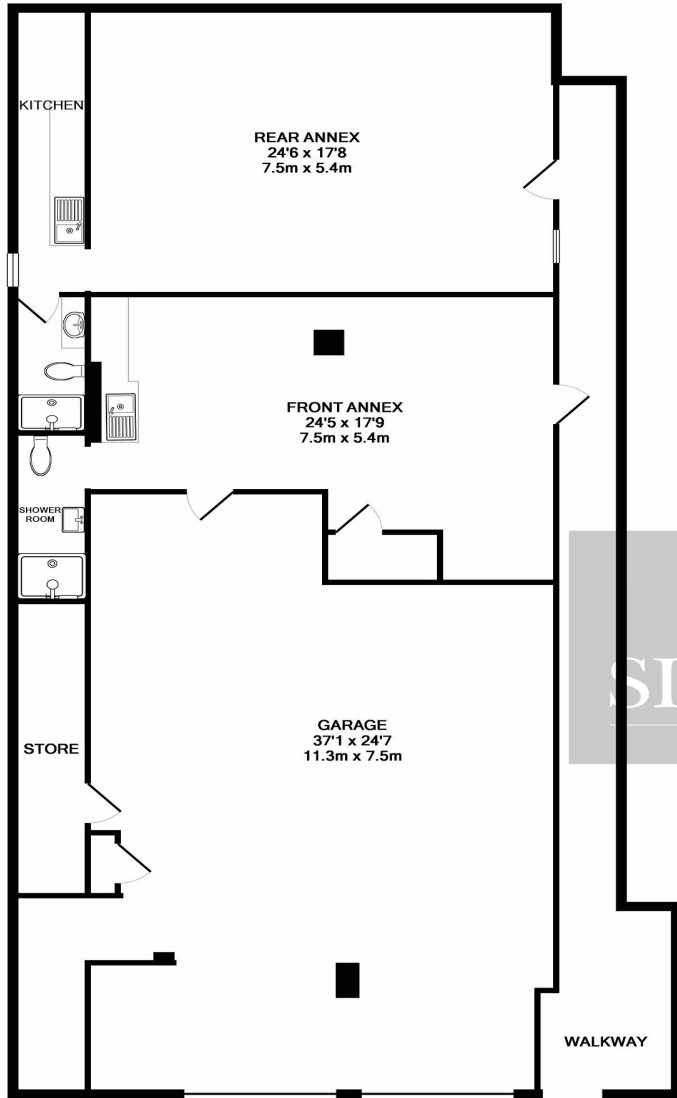
There are two Entrances to the front of the property, one that leads to an Inner Hallway with stairs leading to the First Floor and one that gives access to the property via a covered walkway running the whole depth of the property. A spacious Lounge with bare faced wall is situated at the front of the property and gives access via sliding patio doors to a useable balcony. The Dining Room leads to the Kitchen which offers a comprehensive range of eye level and base storage cabinets with work tops over - an Inner Hallway leads to the Four Ground Floor Bedrooms with the Master Bedroom offering an En Suite Shower Room, there is also a House Bathroom.

The First Floor comprises two more rooms of good proportion, both with small Kitchenette and one with an En Suite Shower Room. A further Bathroom is accessed from the Landing. The Lower Ground Floor has further space which, again, is of great proportion and could be utilised for a variety of uses. A double width Integral Garage sits to the front of the property.

Outside

The Rear Garden offers a full width patio, leading to established lawn and mature planting and adjacent to the property itself is a covered seating area under a pitched roof with provides a superb entertaining space. The driveway provides parking for several vehicles.

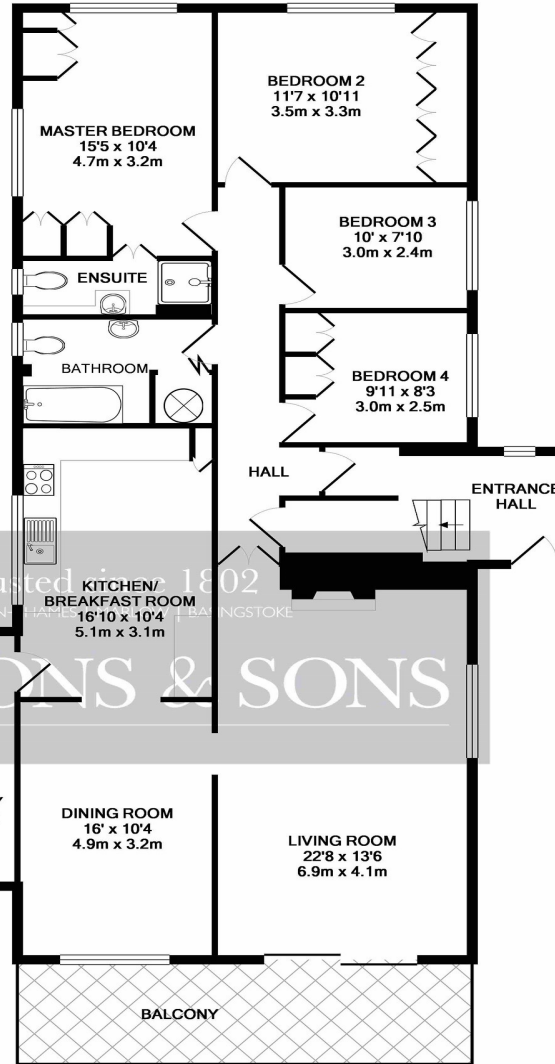




BASEMENT LEVEL
APPROX. FLOOR
AREA 2155 SQ.FT.
(200.2 SQ.M.)

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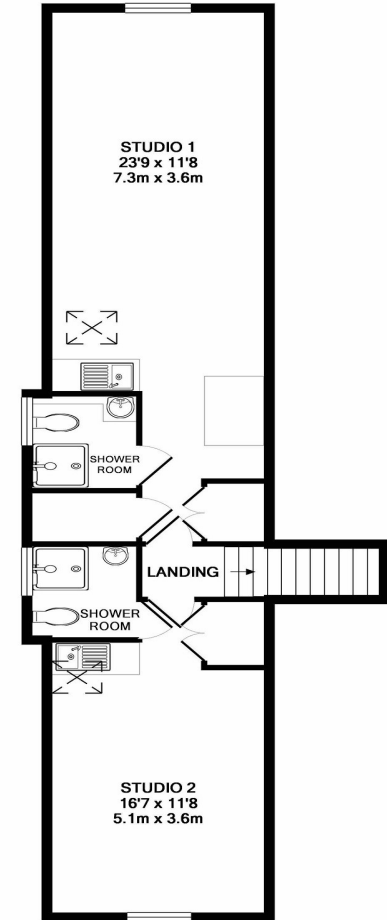
SIMMONS & SONS



GROUND FLOOR
APPROX. FLOOR
AREA 1484 SQ.FT.
(137.8 SQ.M.)

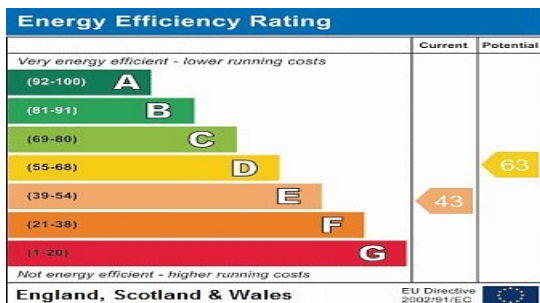
TOTAL APPROX. FLOOR AREA 4329 SQ.FT. (402.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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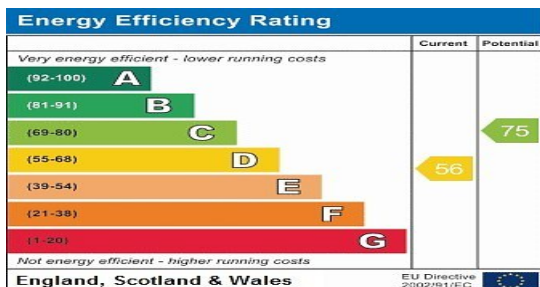


1ST FLOOR
APPROX. FLOOR
AREA 690 SQ.FT.
(64.1 SQ.M.)

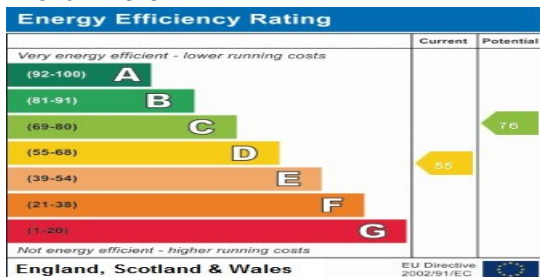




Main House



Front Annexe



Rear Annexe

Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Simmons & Sons Surveyors LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

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. Marlow is situated on 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 (Paddington via Maidenhead) 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 proceed out of Marlow along Spittal Street crossing the mini-roundabout into Chapel Street taking the left hand turning into Wycombe Road and at the T-Junction/roundabout turn left again and left into Marlow Bottom Road. The property will be found 1 3/4 distance on the right hand side. A representative from Simmons & Sons will meet you at the property.

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.

**For further information or to arrange a viewing please contact the Marlow office: T: 01628 484353
E: marlowsales@simmonsandsons.com**

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