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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

**SIMMONS & SONS**



Spring House, 16 Marlow Bottom SL7 3LY  
SL7 1HP

Asking Price £1,175,000  
Freehold

**Spring House**  
**16 Marlow Bottom**  
**SL7 3LY**

**A Detached Five Bedroom House with  
Two Bonus Rooms**

- Located in the Popular Village of Marlow Bottom
- Offering Superb Potential for Extension/Improvement (STPP)
- Living/Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Cloakroom
- Bedroom One with En Suite Bathroom
- Four Further Bedrooms
- Bathroom
- Two Bonus Rooms to the Second Floor
- Beautiful, Large Mature Rear Garden
- Front Garden with Driveway for Several Vehicles



We are delighted to offer to market this Five Bedroom Detached House set on a large, sunny plot in the ever popular Village of Marlow Bottom. This impressive property has been owned by our vendor since being built over 50 years ago and whilst having been well maintained throughout has great potential to improve/extend (Subject to Planning Permission) offering the ideal project for those buyers wanting to create a superb family home in a popular location. This lovely home also benefits from two bonus rooms to the second floor and being close to Village shops, amenities and Burford School\* viewings are highly recommended to avoid disappointment.

**Accommodation**

The property is approached via the large Driveway and pretty front garden. Steps with storm porch over lead up to the front door which opens into the Hallway with Cloakroom and stairs rising to the First Floor. The L-Shaped Living/Dining room is bright and spacious with front aspect window and rear patio doors leading out onto the patio and into the Rear Garden. The Utility room with door to the side of the property can be accessed both from this area and the Kitchen/Breakfast room - this space fitted with a range of cottage style pine eye level and base units and being of rear aspect has lovely views out over the rear gardens. To the First Floor are Five Bedrooms. Bedroom One has fabulous views over the rear garden and benefits from an En Suite Bathroom. There are Four further Bedrooms and a Bathroom. To the Second Floor are two useful bonus rooms, ideal for guests or as a home office/study.





## Exterior

The Rear Garden to this property is simply beautiful, with a large expanse of lawn with mature blossom and fruit trees creating a stunning vista from the house. The garden is bordered by mature hedging and there is a lovely patio to enjoy a coffee or to entertain. To the front of the property, the garden is mostly laid to lawn with flower borders. There is a single Garage and a large Driveway which can accommodate several vehicles.

## Situation

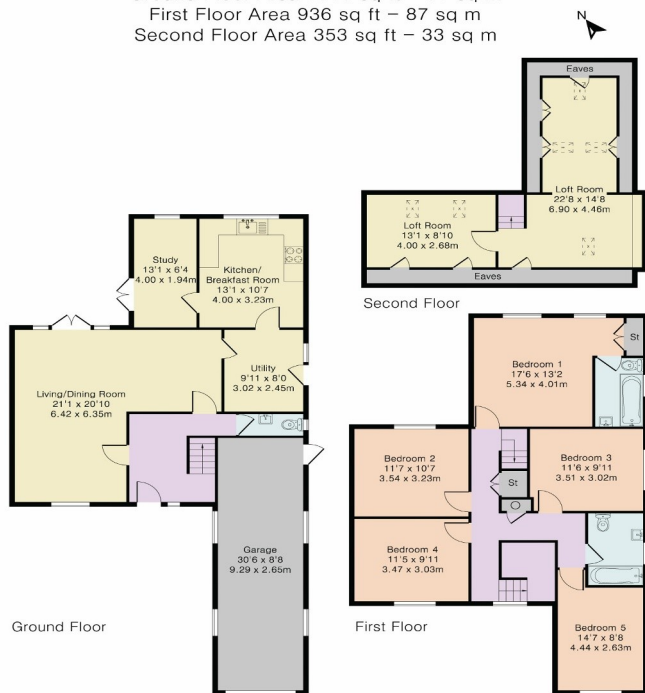
Marlow Bottom is situated to the north of Marlow town centre, offering its own local shops and Burford Combined First and Middle School. The town centre of Marlow is a few miles away and offers a more comprehensive range of facilities. The railway station in Marlow provides access to London (Paddington 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

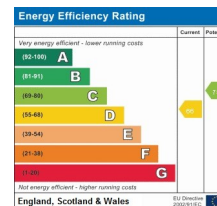
From the offices of **Simmons & Sons** of Marlow proceed out of Marlow along Spittal Street crossing the mini roundabout into Chapel Street. Turn left into Wycombe Road at the t-junction/mini-roundabout turn left and first left into Marlow Bottom Road. Proceed along this road for about half a mile. The property can be found on the right hand side. A representative of Simmons & Sons will meet you at the property.



Approximate Gross Internal Area 2329 sq ft – 217 sq m  
 Ground Floor Area 1040 sq ft – 97 sq m  
 First Floor Area 936 sq ft – 87 sq m  
 Second Floor Area 353 sq ft – 33 sq m



## 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:

Simmons & Sons

T: 01628 484353

E: sales@simmonsandsons.com



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.



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.

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32 Bell Street  
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 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

