

Trusted since 1802

HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS



Badgers Rest, Marlow Road
Bisham, SL7 1RR

Asking Price £815,000
Freehold

**Badgers Rest
Marlow Road
Bisham SL7 1RR**

A Three Bedroom Semi-Detached Home

- Located in the lovely Hamlet of Bisham
- Through Lounge/Dining Room
- Kitchen/Breakfast Room
- Garden Room
- Cloakroom
- Utility Room
- Study/Home Office
- Pretty Front & Rear Gardens
- Solar PV Panels (Feed In Tariff)
- Parking



A deceptively spacious and well proportioned Three Bedroom Semi-Detached home situated in this highly desirable location to the south of the River Thames in the popular Bisham Village. This lovely home has the added bonus of a workshop/storage area which was the original garage to the property and could be converted back if so required. There are also two private parking spaces.

Accommodation

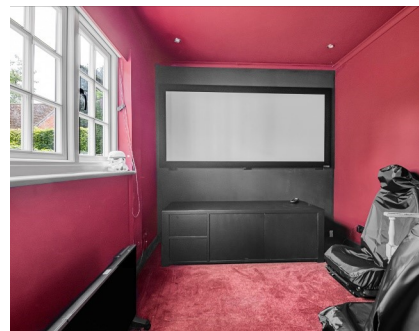
The Front door opens into an Entrance Lobby with wooden flooring. There is a two piece Cloakroom and stairs to the First Floor. The spacious Lounge/Dining Room has doors through to the lovely Garden Room which has a door giving access to the Rear Garden. The Kitchen is well equipped with eye-level and base units and integrated appliances with underfloor heating. The Breakfast Room is open plan to the Kitchen. The Utility Room has a door to the rear of the property and a half-stable door to the front, there is space for a large Fridge/Freezer. The Garage has been part-converted and can be utilised as a Home Office/Study or Fourth Bedroom. Upstairs there are Three Bedrooms and the Bathroom with underfloor heating.



Exterior

The Rear Garden is mostly laid to lawn with buff stone patio and herringbone brick laid pathway with gate to the rear of the property. There is a useful workshop/store. The Front Garden is enclosed by a dwarf brick wall with gated access and there is a superb variety of mature plants and shrubs. There are two parking spaces situated to the rear of the property which is accessed from a private driveway off Vansittart Road.

Situation: Bisham is a small hamlet situated a short distance to the south of Marlow and has provision for local schooling at Bisham C of E School and leisure facilities at the world famous Bisham Abbey. There is also a local farm shop and pub/restaurant. The historic town of Marlow is a short drive away and is the 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 train station in Marlow provides access to London (Paddington via Maidenhead). Excellent schools for children of all ages are available in Marlow and surrounding districts.

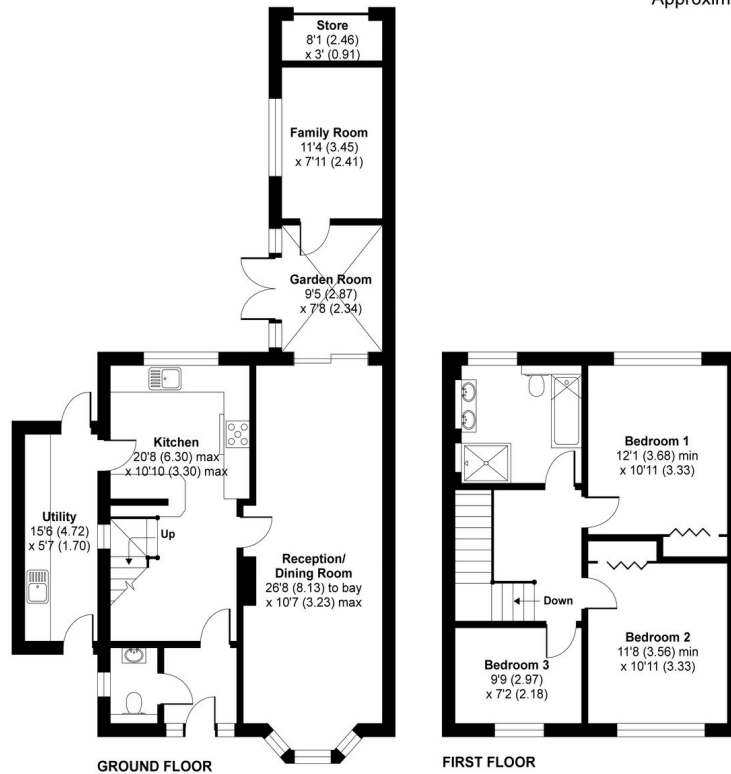


Directions: From the offices of **Simmons & Sons** Marlow proceed out of Marlow along the High Street crossing Marlow Bridge. Continue into the village of Bisham where the property will be found on the left hand side. A representative of Simmons & Sons will meet you at the property.

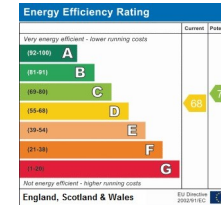


Badgers Rest, Bisham Village, Marlow Road, Bisham, Marlow, SL7

Approximate Area = 1424 sq ft / 132.3 sq m
Store = 23 sq ft / 2.1 sq m
Total = 1447 sq ft / 134.4 sq m
For identification only - Not to scale



Council Tax/Windsor & Maidenhead 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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Simmons & Sons. REF: 728595

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.

sales • lettings & management • commercial • development • rural

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

