

Trusted since 1802  
HENLEY-ON-THAMES | MARLOW | BASINGTOKE

**SIMMONS & SONS**



**Seymour Plain, Marlow**

**Asking Price £1,200,000**

A Spacious and Versatile Detached House at Seymour Plain

Freehold



## Vervain, Seymour Plain

### Marlow, SL7 3BZ

- Lounge & Dining Room & Conservatory
- Modern fitted Kitchen & Utility Room
- Four Bedrooms & Two Bathroom
- Double Garage and Driveway Parking
- Beautifully Presented Front & Rear Garden
- Located in the Sought After Seymour Plain.



Introducing this beautiful four bedroom detached family home located in the highly sought-after area of Seymour Plain, Marlow. This versatile property offers ample living space across two floors, with a large lounge featuring an ornate fireplace and unique vaulted ceiling, a separate dining room, and a spacious half brick-built conservatory that opens out to a beautiful rear garden - perfect for entertaining. The modern fitted kitchen and separate utility room provide convenient spaces for day-to-day living. The property boasts two bedrooms and a bathroom on the ground floor, with an additional two bedrooms and bathroom on the first floor. The double integral garage not only offers parking for two vehicles but also has the potential for conversion or further development (STPP). Seymour Plain is known for its peaceful countryside feel while still being close to Marlow High Street with its array of shops and restaurants. The location is a popular base for local walks in the surrounding countryside, offering the perfect blend of tranquillity and convenience. This property is ideal for those looking for a spacious and flexible family home in a desirable location.





## Exterior

To the front of the property there is extensive brick blocked paved driveway with parking space for several vehicles, there is a lawn area with pretty feature flower bed. There is an up and over garage door and gated side access to the rear of the property. To the rear of the property, it is mainly laid to lawn with a paved path circling the lawn area along with patio areas at each end to follow the sun round at different times of the day. There is a wooden shed and summerhouse and is all enclosed by wood panel fencing and feature flower beds and mature shrub borders.

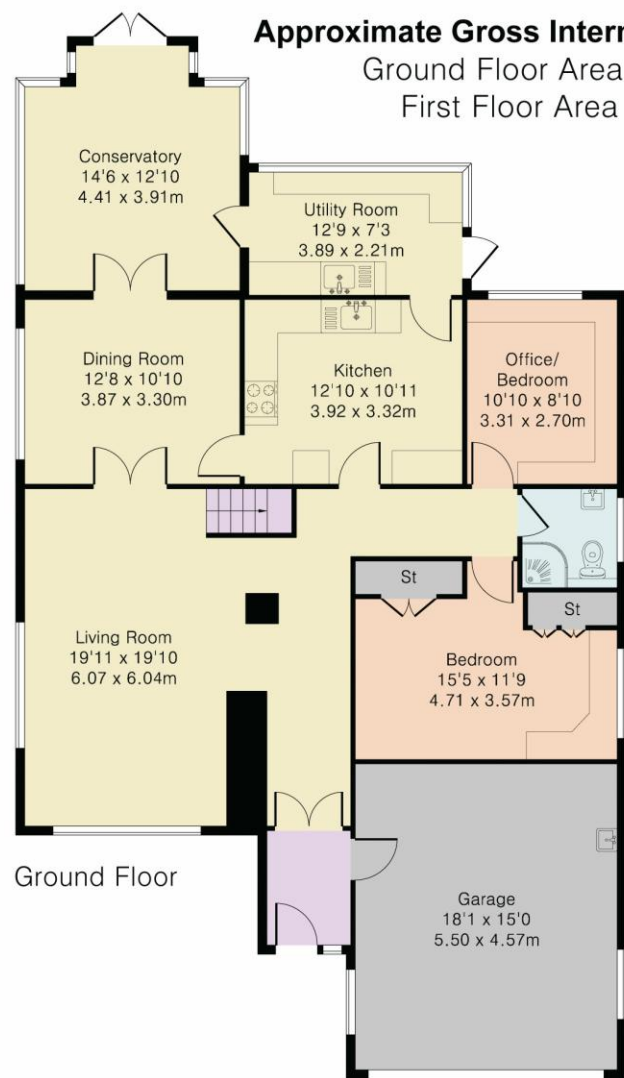
## Situation

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.

## Services

Heating: Gas fired hot water radiators  
Water: Mains Supply  
Sewerage: Mains Supply

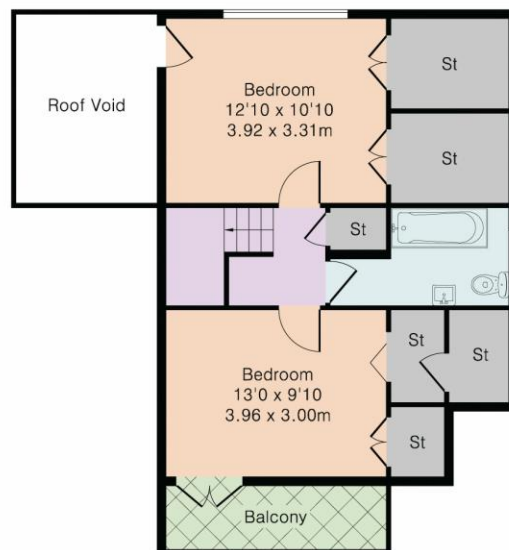




**Approximate Gross Internal Area 2149 sq ft - 199 sq m**

Ground Floor Area 1619 sq ft – 150 sq m

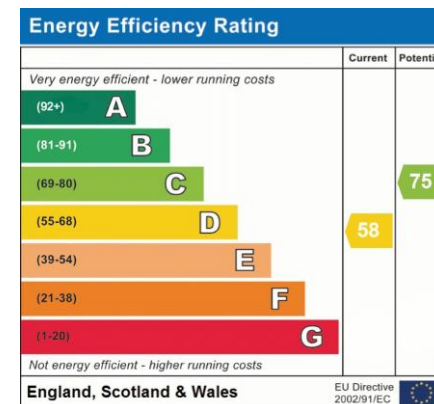
First Floor Area 530 sq ft – 49 sq m



Local Authority - Buckinghamshire Council

Council Tax Band - **G**

Energy Performance Rating - **D58**



**VIEWINGS - Strictly by appointment only with Simmons & Sons - Marlow Sales**

**T: 01628 484353**

**E: marlowsales@simmonsandsons.com**

**W: <http://www.simmonsandsons.com>**

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 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 327711

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

**SIMMONS & SONS**