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SIMMONS & SONS

Marlow Common, Marlow

Extended five-bedroom detached family home on Marlow Common

Guide Price £2,750,000

Freehold

Woodlands, Marlow Common

Marlow, SL7 2QP

- Situated in a semi-rural position on a plot of approximately 0.52 acres
- Spacious living room with cosy log-burner and views to the garden
- Large kitchen/breakfast room with doors leading to the patio
- Master bedroom with Juliet balcony and en-suite bathroom as well as walk-in wardrobe
- Four further good-sized bedrooms with two additional bathrooms
- Beautiful large and level south-easterly facing rear garden with light and airy outbuilding currently being used as an art studio
- Surrounded by glorious rolling countryside and a designated Area of Outstanding Natural Beauty



Introducing 'Woodlands' a beautiful detached five-bedroom house, located on Marlow Common which is one of the most desirable locations in Marlow. Boasting over 3813 sq. ft of total space, this property offers spacious and versatile accommodation perfect for a growing family. The house features a social kitchen/breakfast room, four reception rooms, and a stunning living room with a beautiful fireplace. The property is well-equipped for entertaining, with doors leading onto the rear patio overlooking the extensive 0.52-acre plot. Upstairs, you will find five double bedrooms, including a master bedroom with a Juliet balcony, walk-in wardrobe, and en-suite bathroom and there are two further bathrooms. Outside, the property has a detached double garage with a bonus room above, perfect for a home office or gym, and gated circular driveway and parking for several vehicles. Situated just north of Marlow's vibrant High Street, this home offers a semi-rural setting with easy access to the River Thames and nearby countryside, designated as an Area of Outstanding Natural Beauty. Families will appreciate the proximity to a range of schooling options, from prep schools to secondary schools like Sir William Borlase's Grammar School and is in catchment for Danesfield school with ongoing 'outstanding' Ofsted. This property truly offers the best of both worlds - a peaceful retreat with convenient access to amenities.





Exterior

'Woodlands' sits on an impressive plot of approx. 0.52 Acres with a large garden stretching South-East with wonderful semi-rural views from the first floor of the property. To the front of the property, you will find the gated front entrance with shingled driveway leading to the open driveway with plenty of space for several vehicles. You will find access to the detached garage from the driveway which is all enclosed by mature tree and shrub borders and feature flower beds. To the rear of the property, you will find the beautiful large mainly laid to lawn garden with patio area, access to the art studio and orchard area at the rear of the garden with apple trees, plums and cherries all enclosed by wooden fencing and mature tree and 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.





Local Authority - Buckinghamshire Council

Council Tax Band - **G**

Energy Performance Rating - **C75**

**Approximate Gross Internal Area 2876 sq ft - 267 sq m
(Excluding Garage/Outbuilding)**

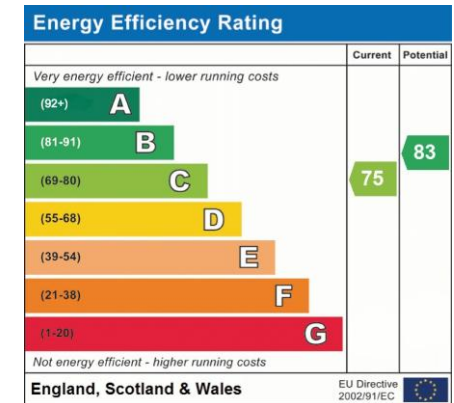
Ground Floor Area 1483 sq ft – 138 sq m

First Floor Area 1393 sq ft – 129 sq m

Garage Ground Floor Area 349 sq ft – 32 sq m

Garage First Floor Area 349 sq ft – 32 sq m

Outbuilding Area 317 sq ft – 29 sq m



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

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Rural

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