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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

**SIMMONS & SONS**



**Seymour Plain, Marlow**

Extended Four Bedroom Detached Bungalow on Seymour Plain

**Guide Price £1,399,950**

Freehold



## Two Gates, Seymour Plain

### Marlow, SL7 3DA

- Spacious lounge and separate dining room
- Kitchen/breakfast room and separate utility room
- Four double bedrooms and a total of three bathrooms
- Integral garage with gated driveway parking
- 0.26 acres plot with a large flat rear garden
- Conservatory with views to the rear garden
- Located on the sought after Seymour Plain
- Spacious & versatile living accommodation for the growing family
- Scope & potential for further extending (STPP)



Introducing this spacious detached bungalow located in the highly sought after semi-rural area of Seymour Plain to the north of Marlow. Standing on 0.26 acres plot with a flat rear garden, this extended property offers versatile living space perfect for a growing family. The property boasts four double bedrooms, three bathrooms, a spacious front aspect lounge, a dining room with access to the rear patio, a lovely conservatory with views of the garden, a kitchen/breakfast room ideal for social families, and a separate utility room. For convenience, there is an integral garage and gated driveway parking for several vehicles. Situated just 1 mile from the bustling Marlow High Street, residents can enjoy boutique shopping, cozy cafes, and exquisite dining options. Higginson Park along the River Thames provides picturesque walks, and nearby schools such as Sir William Borlase's Grammar School and Great Marlow School offer excellent educational opportunities. With scope and potential for further extending (subject to planning permission), this property offers the perfect blend of countryside charm and easy access to amenities. Don't miss out on this unique opportunity to own a piece of tranquillity in the vibrant town of Marlow.





## Exterior

'Two Gates' sits on a plot of approx. 0.26 Acres with a large flat rear garden. To the front of the property, you will find the two gated front entrances with brick-block paved driveway with plenty of space for several vehicles. You will find access to the integral garage from the driveway and is all enclosed by mature 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 all enclosed by wooden fencing and mature tree and shrub borders.

## Seymour Plain

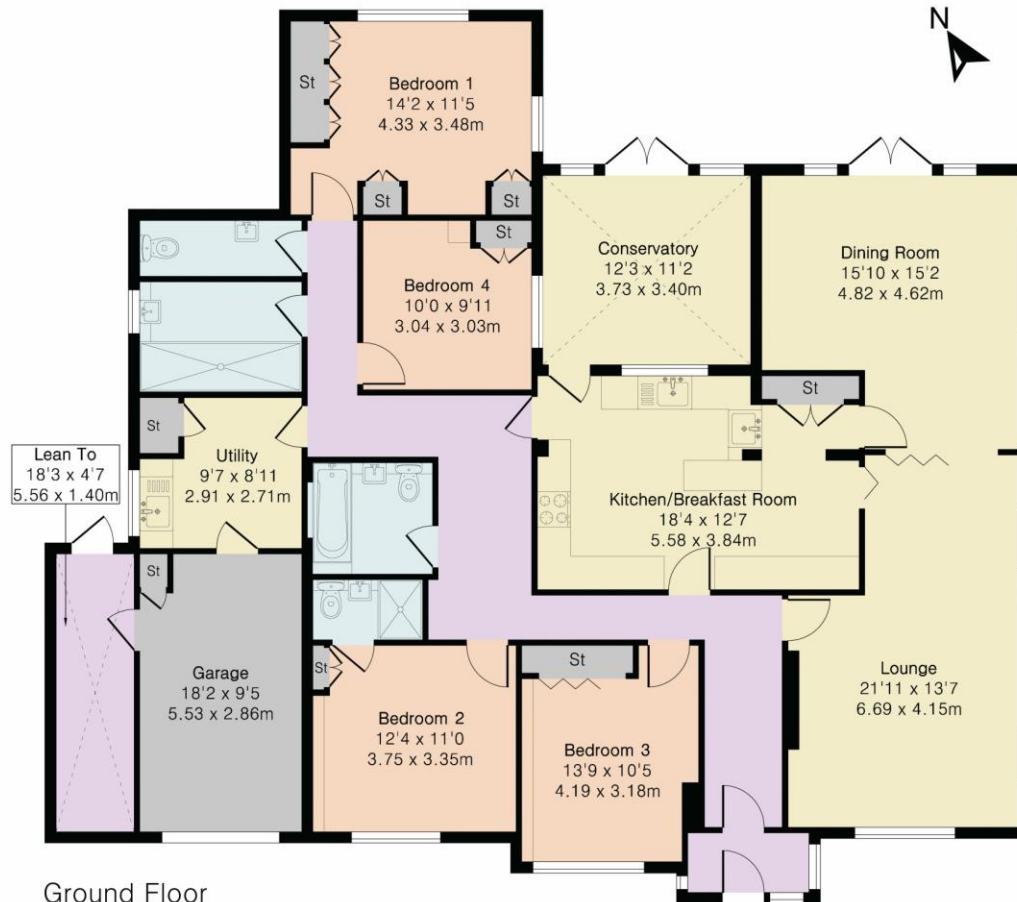
Seymour Plain is a tranquil retreat on the outskirts to the north of Marlow, offering a rare combination of natural beauty, privacy, and convenience. With its countryside surroundings and unique properties, it's one of the area's most desirable addresses in Marlow. Seymour Plain is crisscrossed with walking and cycling trails, including routes that connect to the Chiltern Hills, an Area of Outstanding Natural Beauty. Residents enjoy year-round access to the outdoors, with opportunities for everything from casual strolls to more adventurous hikes. The natural environment not only enhances the beauty of the area but also fosters a lifestyle rooted in outdoor recreation and wellbeing.





**Approximate Gross Internal Area 1979 sq ft - 184 sq m  
(Excluding Garage)**

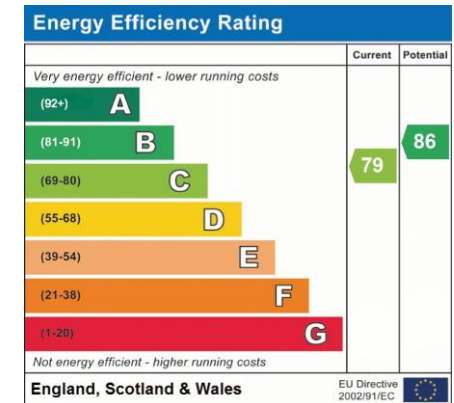
Garage Area 156 sq ft – 15 sq m



Local Authority - Buckinghamshire Council

Council Tax Band - **G**

Energy Performance Rating - **C79**



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

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