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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS



Meadow Gate, Marlow Bottom

Four bed detached family home in cul-de-sac location

Guide Price £1,150,000

Freehold

1, Meadow Gate

Marlow Bottom, SL7 3PA

- Highly desirable cul-de-sac with tranquil meadow views to the rear
- Approximately 1900 sq. ft. of living space and in excellent condition
- Three well-proportioned reception rooms
- A welcoming lounge with a log burner
- A kitchen/breakfast room designed for family life
- Four spacious double bedrooms
- The main bedroom with en-suite
- Beautifully landscaped gardens at both front and rear
- A detached garage and driveway parking as well as an additional parking bay opposite the house



Located in this desirable cul-de-sac in Marlow Bottom, this beautifully maintained detached family home offers spacious and versatile living across approximately 1900 sq. ft. Lovingly cared for by its current owners, the property is presented in excellent condition throughout. Upon entering, you are greeted by generous and flexible ground floor accommodation, including three well-proportioned reception rooms and the ground floor benefits from under floor heating throughout. The heart of the home is a welcoming lounge, complete with a stunning log burner-an inviting focal point-complemented by double doors that open directly onto the landscaped rear garden. Here, you can take full advantage of tranquil views across the picturesque meadow, providing a wonderful backdrop for both relaxation and entertaining. The kitchen/breakfast room is thoughtfully designed for family gatherings and everyday living and has double doors onto the garden, while beautifully landscaped gardens at both the front and rear of the property add a delightful touch of greenery. Outside, the plot features a detached garage and driveway parking sufficient for multiple vehicles. Upstairs, four spacious double bedrooms provide comfortable accommodation for the whole family. The main bedroom boasts an ensuite and captures the glorious meadow views to the rear of the property, ensuring a serene start to each day. A particular highlight is the



fully insulated and heated outbuilding, currently utilised as an office. This versatile space is perfect for remote working, hobbies, or as a quiet sanctuary away from the main house. Perfectly positioned for families, the property is just a short distance from the ever-popular Burford School. The vibrant heart of Marlow is just 1.5 miles away, offering a superb range of boutiques, independent shops, charming coffee houses, and acclaimed restaurants. Enjoy days out at Higginson Park-easily accessed from the High Street-with its children's play area, skate park, and scenic river Thames walks. For commuters, excellent transport links are within easy reach, including quick access to the M40, M4, and A404 via nearby Marlow roundabout. This impressive home offers the perfect blend of village tranquillity, convenient amenities, and transport links.

Situation

Marlow is a charming and historic town set on the banks of the River Thames, surrounded by the beautiful Chiltern countryside designated as an Area of Outstanding Natural Beauty. Many recreational activities are available within the local area and there are excellent schools for children of all ages available in both Marlow and surrounding districts. Marlow station provides access to London Paddington (GWR & Elizabeth Line) and is within easy access of the M4 and M40.



Local Authority - Buckinghamshire Council

Council Tax Band - F

Energy Performance Rating - C74

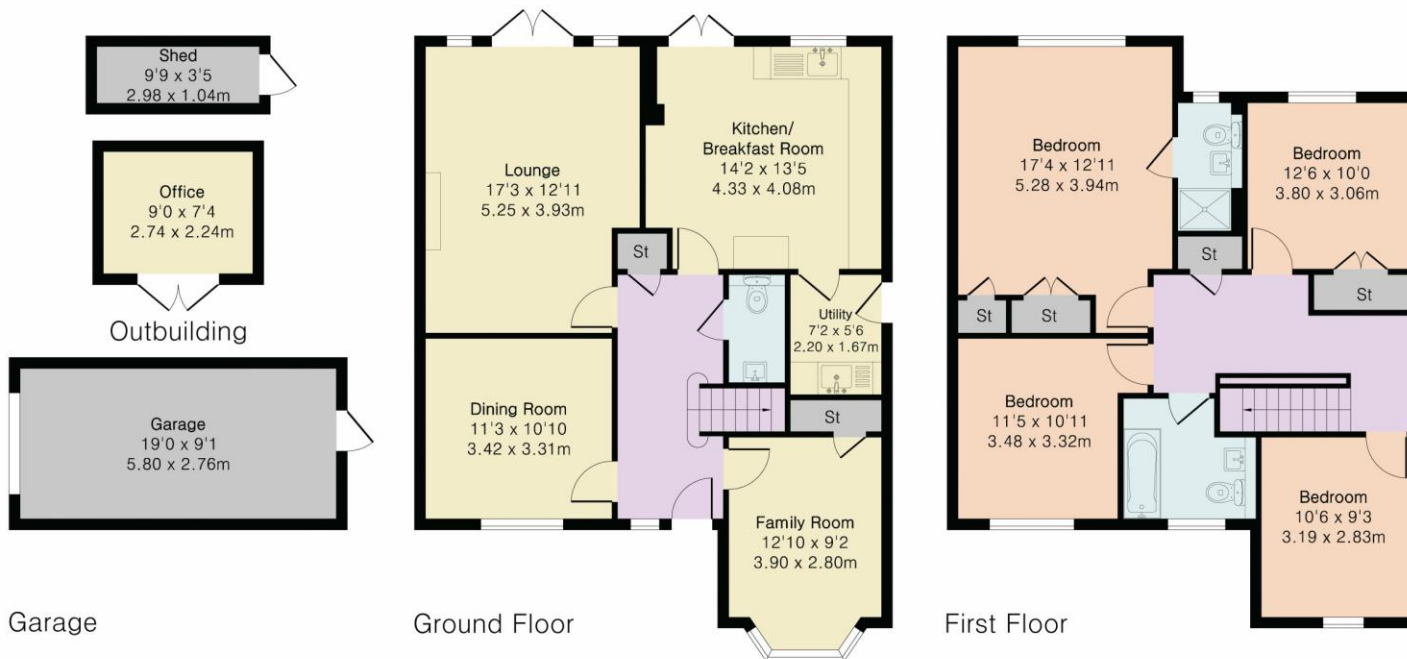
**Approximate Gross Internal Area 1629 sq ft - 151 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 844 sq ft – 78 sq m

First Floor Area 785 sq ft – 73 sq m

Garage Area 172 sq ft – 16 sq m

Outbuilding Area 99 sq ft – 9 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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

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