



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

SIMMONS & SONS

Bobmore Lane, Marlow

Extended mid-terrace bay-fronted house

Guide Price £645,000

Freehold

1 Bobmore Lane, Marlow, SL7 1JF

- Lounge featuring a bay window and a log-burner
- Open-plan living area which includes a modern kitchen, dining area and sitting area
- One main bedroom with an en-suite and dressing area, plus two additional double bedrooms
- A main bathroom and a downstairs cloakroom
- West-facing rear patio and garden
- A versatile outbuilding, perfect for a home office, gym, or studio
- Driveway parking for two cars
- Less than a mile from Marlow's high street
- Located near the popular Great Marlow School & Sir William Borlase's Grammar School



Located on Bobmore Lane in Marlow, this extended mid-terrace house offers a blend of contemporary living and classic charm. Boasting 1,358 sq. ft. this bay fronted property delivers impressive family space over two floors, thanks to a thoughtful double-storey rear extension. Upon entering, a welcoming hallway leads to a lounge with a bay window and a cosy log-burner. At the rear, the open-plan kitchen, dining, and sitting area. This inviting space is flooded with natural light and features double doors that seamlessly connect the indoors with a sizeable, west-facing patio and garden - ideal for alfresco dining. Upstairs, the main bedroom is complete with an en-suite and a dressing area. Two further double bedrooms ensure ample accommodation, complemented by a family bathroom and a handy downstairs cloakroom. The exterior is equally impressive, offering a generous, multifunctional outbuilding - perfect for use as a home office, gym, or studio. To the front, driveway parking for two cars. Less than a mile's stroll to Marlow's lively high street, renowned for its boutiques, shops, coffee spots, and restaurants. Higginson Park is nearby with riverside walks along the picturesque Thames. Families will appreciate the proximity to the popular Great Marlow School, with further excellent options such as Sir William Borlase's Grammar School. Commuters benefit from swift access to the A404, connecting easily with both the M40 and M4.

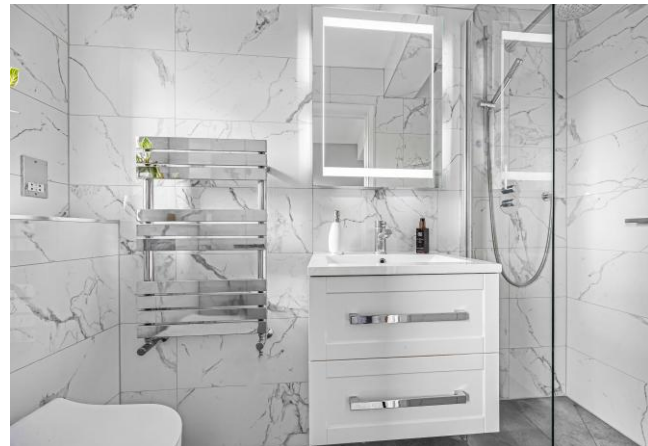


Exterior

To the front of the property you will find hard standing driveway parking area and there is access to the rear garden through an entrance found next to 1a. To the rear of the property, it is mainly laid to lawn with patio area and the outbuilding, all enclosed by wooden fencing.

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. Marlow offers a variety of cafes, bars and restaurants and is a perfect place for enjoying the River Thames and shopping with a difference. 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.



Services

Heating: Gas fired hot water radiators

Water: Mains Supply

Sewerage: Mains Supply

Disclaimer - In accordance with the Property Ombudsman Code of Practice and the Consumer Protection from Unfair Trading Regulations 2008, we hereby disclose that the vendor of this property is a relative of a member of staff at Simmons and Sons.

**Approximate Gross Internal Area 1358 sq ft - 127 sq m
(Including Outbuilding)**

Ground Floor Area 578 sq ft – 54 sq m

First Floor Area 578 sq ft – 54 sq m

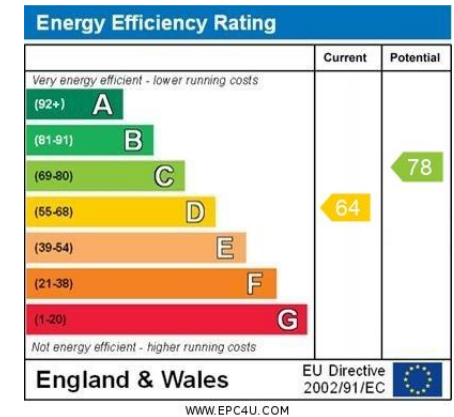
Outbuilding Area 202 sq ft – 19 sq m



Local Authority - Buckinghamshire Council

Council Tax Band - D

Energy Performance Rating - **D64**



**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