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SIMMONS & SONS



Seymour Plain, Marlow

Detached Family Home on the Sought After Seymour Plain

Guide Price £1,400,000

Freehold

Hilltop, Seymour Plain

Marlow, SL7 3DA

- Approx. 0.63 acres plot including a large garden and additional woodland
- Quiet cul-de-sac location
- Spacious lounge with a bay window and fireplace
- Dining room, snug and office/bedroom 5
- Kitchen and separate utility room
- Spacious and bright conservatory
- Main bedroom with en-suite and three further bedrooms
- Modern family bathroom
- Double integral garage with driveway parking for several vehicles



Nestled in the highly sought-after Seymour Plan area of Marlow, this detached residence offers exceptional living space and potential for modernisation and further development (STPP). Boasting 2,270 sq. ft of accommodation, this home is perfect for those seeking versatile spaces in a tranquil yet well-connected location. The ground floor begins with a welcoming entrance hall leading into a spacious lounge complete with a bay window and inviting fireplace - a perfect setting for cosy evenings. The snug, opens seamlessly into the conservatory, flooding the living space in natural light and providing delightful views over the rear garden. The dining room is positioned adjacent to the kitchen, while a separate utility room adds practicality. The ground floor also includes an office which could be used as a fifth bedroom. Upstairs, the master bedroom enjoys lovely views over the rear garden and benefits from its own en-suite shower room. There are three further double bedrooms and the main bathroom. One of the highlights of the property is its garden, set within a total plot of approximately 0.63 acres, including additional private woodland - an oasis for families and keen gardeners alike. To the front, driveway parking leads to a double integral garage, which itself offers the potential to be converted (STPP). This is a rare opportunity to remodel and personalise a substantial detached home in a premier Marlow location.



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.

Situation

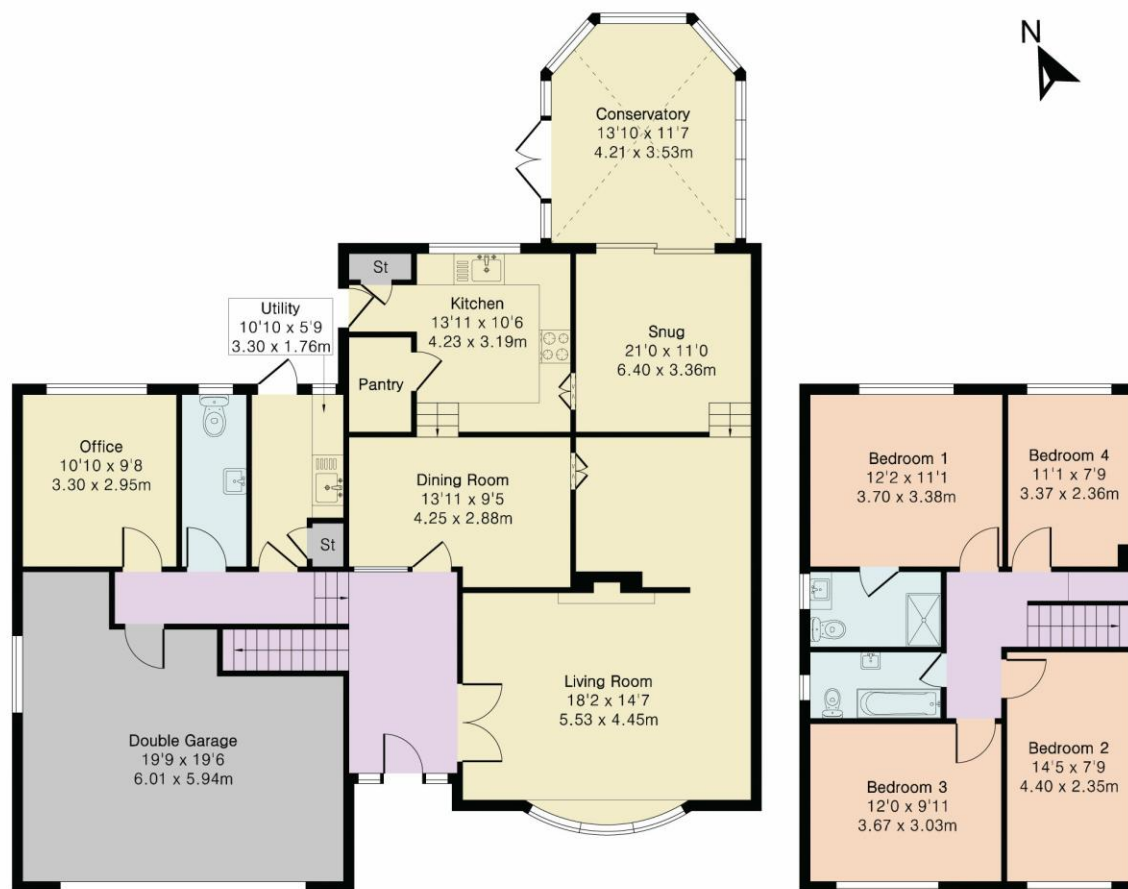
Marlow is a charming and historic town set in the banks of the River Thames and is surrounded by beautiful countryside. It is a perfect place for enjoying the river, shopping with a difference, walking around historical buildings or taking part in the many sports and recreational activities available 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.



**Approximate Gross Internal Area 2270 sq ft - 211 sq m
(Including Garage)**

Ground Floor Area 1652 sq ft – 154 sq m

First Floor Area 618 sq ft – 57 sq m



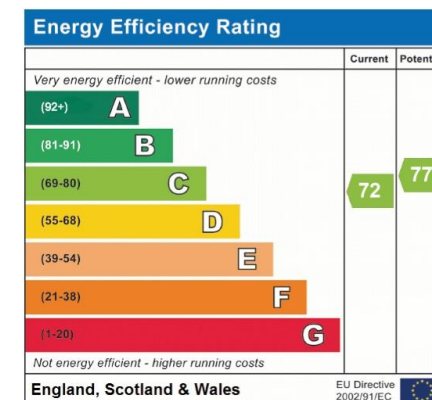
Ground Floor

First Floor

Local Authority - Buckinghamshire Council

Council Tax Band - **G**

Energy Performance Rating - **C72**



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

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Rural

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