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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS



Winchbottom Lane, Little Marlow

Offers In The Region Of £750,000

Detached Bungalow Sat on a Corner Plot of Approximately 0.21 Acres

Freehold

Lawnswood, Winchbottom Lane

Little Marlow, Marlow, SL7 3RJ

- Scope for extension, refurbishment or redevelopment (STPP)
- No Onward Chain
- Located in the Village of Little Marlow
- 1.6 miles to Marlow High Street & 1.7 miles to The Parade in Bourne End
- Spacious double aspect lounge
- Open Plan Kitchen/Dining Room
- Conservatory with views to the surrounding garden
- Three good sized bedrooms
- Detached garage and gated driveway parking



Introducing this charming, detached bungalow in the sought-after village of Little Marlow, nestled between Marlow and Bourne End. Boasting a spacious double aspect lounge with garden views, an open plan kitchen/dining room perfect for entertaining, and a conservatory offering garden views from every angle. With three well-proportioned bedrooms, a practical shower room, and an additional toilet room for guests, this property offers great scope for extending, refurbishing, or redevelopment (STPP). Situated on a corner plot of approximately 0.21 acres, this property is a true gem waiting to be polished. Complete with a detached garage and gated driveway parking, there is plenty of space for all your belongings. Conveniently located just 1.6 miles from the top of Marlow High Street and 1.7 miles from the bustling parade in Bourne End, you'll have access to a plethora of shops, eateries, and local amenities. For commuters, the proximity to the A404 offers excellent connections to the M4, M5, and M40 motorways. Embrace the charm of village living while still being within easy reach of urban conveniences. Offered to the market with no onward chain, this property is in need of modernisation throughout, allowing you to put your own stamp on it and create the home of your dreams.



Exterior

'Lawnswood' sits on a generous corner plot of approximately 0.21 acres and sweeps right round the property from the front to the sides and to the rear using every piece of space as possible to make a lovely garden with various usable areas and all can be view from inside the property.

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.



Services

Heating: Gas fired hot water radiators

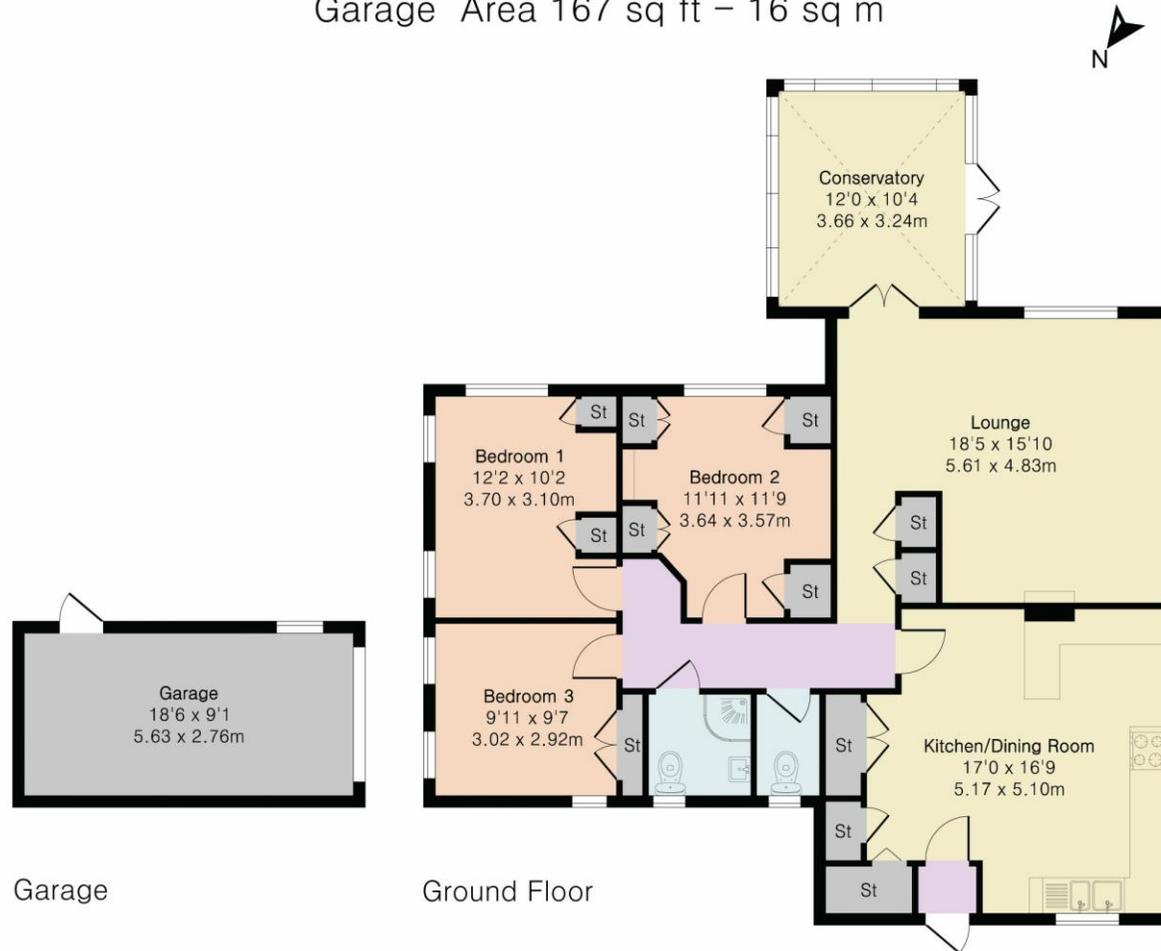
Water: Mains Supply

Sewerage: Mains Supply

Broadband: Ask Agent

**Approximate Gross Internal Area 1246 sq ft - 116 sq m
(Excluding Garage)**

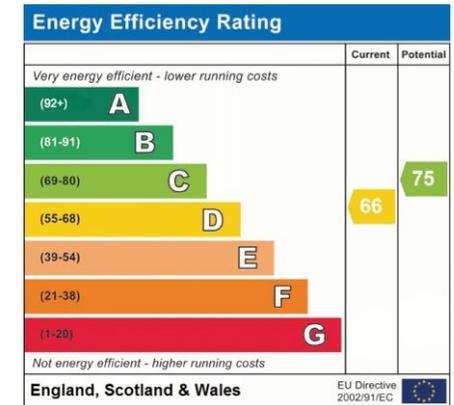
Garage Area 167 sq ft – 16 sq m



Local Authority - Buckinghamshire Council

Council Tax Band - F

Energy Performance Rating - **D66**



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

T: 01628 484353

E: marlowsales@simmonsandsons.com

W: <http://www.simmonsandsons.com>

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32 Bell Street
Henley-on-Thames
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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

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