



**216 Marlow Bottom**

**Marlow**

**Guide Price**

**£895,000**



**Bedrooms: 4**

**Bathrooms: 2**

**Receptions: 1**

The front door opens into a light airy hallway that leads you round to the heart of the home, a large, stunning kitchen diner with vaulted ceiling, doors out to the patio and a small, practical utility area that you can close off.

From the kitchen you walk into a large dual aspect lounge diner, with bifold doors at each end that open the space beautifully for outside entertaining. Back at the front of the home there are two double bedrooms, one with an ensuite shower room.

The first floor consists of a large dual aspect master bedroom with extensive fitted wardrobes, a large single bedroom that could also serve as a home office and a well fitted family bathroom.

The enclosed rear garden is large, with lots of different aspects/zones, a front patio with lovely valley views, a rear patio and raised deck for entertaining and an elevated lawn area with the woodland behind. The driveway to the front provides parking for several cars.

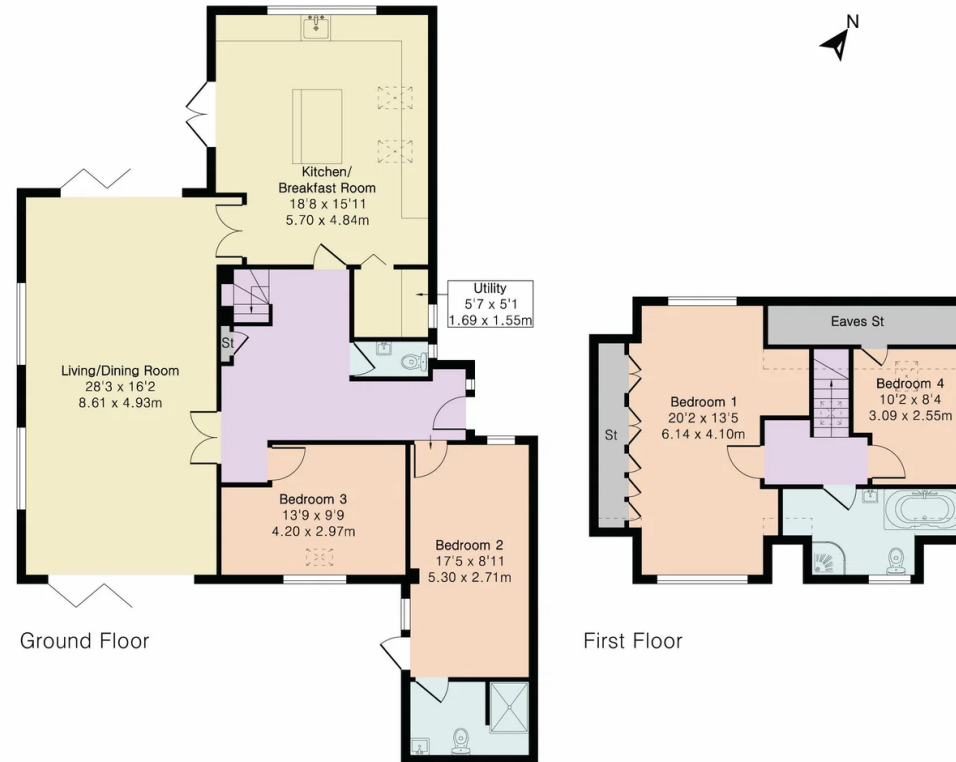
**LOCATION:** The house is set on the main road in the village, within walking distance of the village amenities, an Italian restaurant, coffee shop, pharmacy, Rebellion Brewery and a local convenience store as well as a myriad of woodland walks. There is ease of access to the M40 and M4, London is within easy reach and Heathrow Airport only 22 miles away. Marlow Bottom is in the catchment for Burford, Great Marlow and Borlase as well as the single sex grammar schools John Hampden and Wycombe High.



**Approximate Gross Internal Area 1736 sq ft - 161 sq m**

Ground Floor Area 1275 sq ft – 118 sq m

First Floor Area 461 sq ft – 43 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



**Barrett Move**

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