



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

SIMMONS & SONS

South Place, Marlow

Extended 2 Bedroom Victorian Terrace Cottage a Short Walk of the High Street

Guide price £499,950

Freehold

13 South Place, Marlow, SL7 1PY

- Spacious living/dining room
- Modern fitted kitchen with double doors on to the garden
- Inner hallway with useful storage cupboard for coats & shoes
- Downstairs family bathroom
- Two Bedrooms
- Study
- Loft Room
- Parking on road at the front of the property
- A short, level walk of the high street and Higginson Park



Situated in the heart of Marlow, this charming Victorian terraced cottage on South Place offers an exceptional opportunity to acquire a beautifully extended two-bedroom home. This freehold property combines period character with modern living conveniences. The accommodation comprises a spacious living/dining room, ideal for both relaxing and entertaining. The modern fitted kitchen features double doors that open directly onto the private garden, creating a seamless indoor-outdoor flow. An inner hallway provides a useful storage cupboard, perfect for coats and shoes, enhancing the practical layout of the home. The property includes two bedrooms, a study, and a loft room, offering flexible living space to suit a variety of needs. The downstairs family bathroom is thoughtfully positioned for convenience. Externally, parking is available on the road to the front of the property. The location is particularly attractive, being just a short, level walk from Marlow High Street and the picturesque Higginson Park, providing excellent access to local amenities and leisure facilities. This Victorian cottage presents a rare blend of period charm, modern upgrades, and a prime location, making it an ideal choice for those seeking a comfortable and stylish home in Marlow.



Exterior

To the rear of the property is low maintenance with a patio area and artificial grass area 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

Broadband: Ask Agent

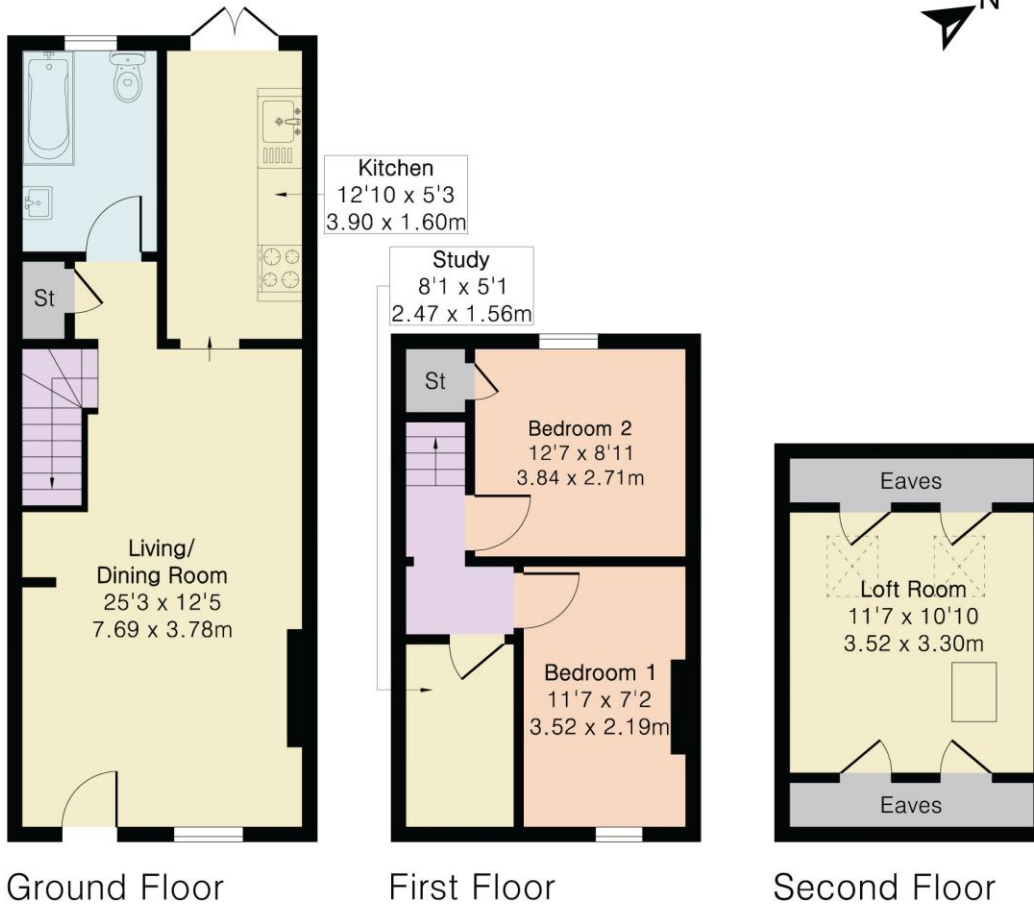
Agent's Note – The Loft room is accessed via a pull-down ladder in bedroom two.

Approximate Gross Internal Area 815 sq ft - 76 sq m

Ground Floor Area 427 sq ft – 40 sq m

First Floor Area 263 sq ft – 24 sq m

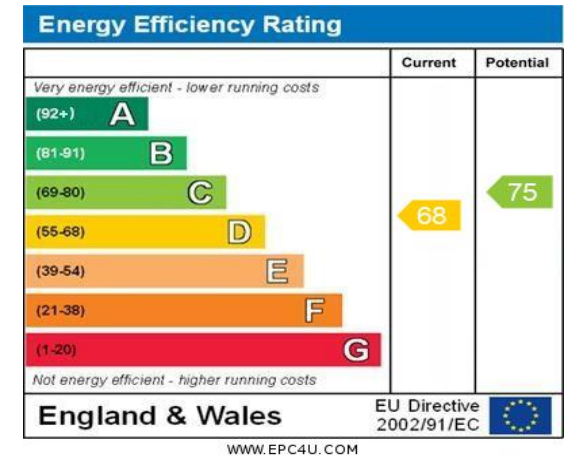
Second Floor Area 125 sq ft – 12 sq m



Local Authority - Buckinghamshire Council

Council Tax Band - D

Energy Performance Rating – D68



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