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SIMMONS & SONS

Seymour Plain, Marlow

Guide Price £925,000

A Spacious and Versatile Detached House at Seymour Plain

Freehold

Vervain, Seymour Plain

Marlow, SL7 3BZ

- Lounge & Dining Room & Conservatory
- Modern fitted Kitchen & Utility Room
- Four Bedrooms & Two Bathroom
- Double Garage and Driveway Parking
- Beautifully Presented Front & Rear Garden
- Located in the Sought After Seymour Plain.



Introducing this beautiful four bedroom detached family home located in the highly sought-after area of Seymour Plain, Marlow. This versatile property offers ample living space across two floors, with a large lounge featuring an ornate fireplace and unique vaulted ceiling, a separate dining room, and a spacious half brick-built conservatory that opens out to a beautiful rear garden - perfect for entertaining. The modern fitted kitchen and separate utility room provide convenient spaces for day-to-day living. The property boasts two bedrooms and a bathroom on the ground floor, with an additional two bedrooms and bathroom on the first floor. The double integral garage not only offers parking for two vehicles but also has the potential for conversion or further development (STPP). Seymour Plain is known for its peaceful countryside feel while still being close to Marlow High Street with its array of shops and restaurants. The location is a popular base for local walks in the surrounding countryside, offering the perfect blend of tranquillity and convenience. This property is ideal for those looking for a spacious and flexible family home in a desirable location.



Exterior

To the front of the property there is extensive brick blocked paved driveway with parking space for several vehicles, there is a lawn area with pretty feature flower bed. There is an up and over garage door and gated side access to the rear of the property. To the rear of the property, it is mainly laid to lawn with a paved path circling the lawn area along with patio areas at each end to follow the sun round at different times of the day. There is a wooden shed and summerhouse and is all enclosed by wood panel fencing and feature flower beds and mature shrub borders.

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

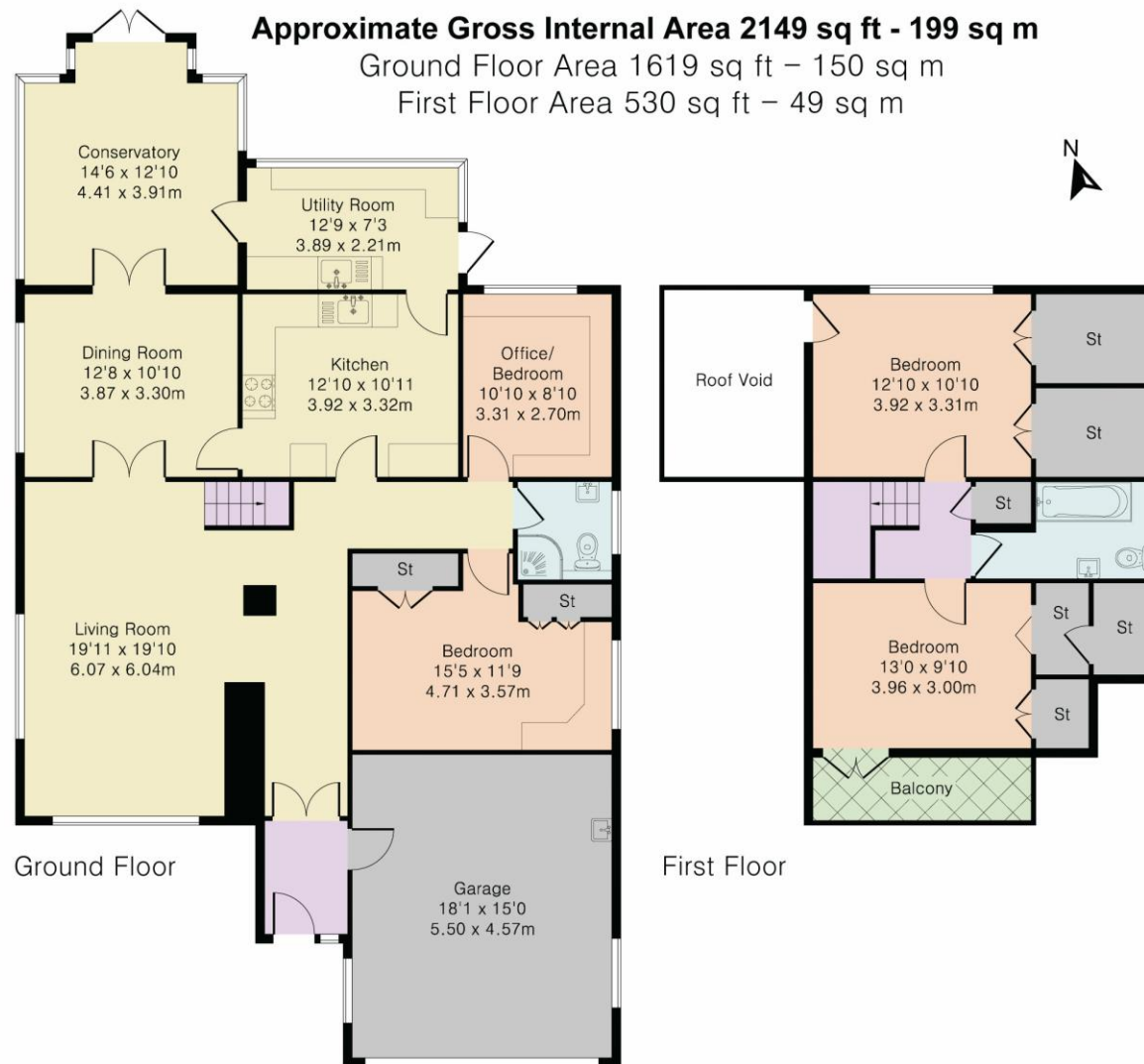
Heating: Gas fired hot water radiators
Water: Mains Supply
Sewerage: Mains Supply



Local Authority - Buckinghamshire Council

Council Tax Band - **G**

Energy Performance Rating - **D58**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	75
(55-68)	D	58
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

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