



26 Hill Farm Road
Marlow Bottom

£1,300,000

The heart of this home is the expansive open-plan kitchen/diner/lounge, designed for modern living and entertaining, with bifold doors and windows that open to the garden. The kitchen is well equipped with integrated appliances, Neff ovens and induction hob, granite worktops and a large island unit on wheels to enable use indoors and out, with an integrated wine/beer cooler. A separate reception room at the front with double doors is ideal for a home office, playroom, or a cosy snug. The ground floor also benefits from a well fitted utility and boot room including a water softener and a convenient downstairs shower room. The integral garage is tiled throughout and includes a dedicated dog showering area. There is underfloor heating downstairs and bespoke shutters and blinds throughout this light and airy home.

Upstairs, the main house features four well-proportioned bedrooms, including a master bedroom with an en-suite bathroom. A family bathroom serves the remaining bedrooms. Both upstairs bathrooms have underfloor heating.

The self-contained annexe, has a bathroom, kitchen with space to sit and a double bedroom offering an excellent opportunity for rental income or multi-generational living, providing independent space for family members.

Externally, the property boasts a well-established garden, a large patio for entertaining and relaxation along with two separate lawn areas for children and outdoor enjoyment, offering a lovely view.

LOCATION: Local amenities such as a coffee shop, an Italian restaurant, Rebellion Brewery and delightful woodland walks. In catchment area for highly regarded primary and secondary schools. Easy access to the M40 and M4, and train stations at High Wycombe and Maidenhead for London.





**Approximate Gross Internal Area 2420 sq ft - 224 sq m
(Including Garage)**

Ground Floor Area 1683 sq ft – 156 sq m

First Floor Area 737 sq ft – 68 sq m



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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.



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