

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

SIMMONS & SONS



Mountain Ash, Marlow Bottom

Detached Chalet Style-House in Quiet Cul-De-Sac Location

Offer In Excess Of £650,000

Freehold

1 Mountain Ash, Marlow Bottom, SL7 3PB

- Lounge & separate dining room
- Kitchen/breakfast room
- Versatile living accommodation with scope for extension (STPP)
- Three bedrooms
- Downstairs bathroom and w/c on the first floor
- Well-maintained front & rear gardens
- Garage & driveway parking
- In Marlow Bottom within walking distance of local amenities
- Within 0.4 miles of the popular Burford Primary School



Located in this peaceful cul-de-sac in Marlow Bottom, this detached chalet style house offers a rare blend of tranquillity and convenience. This well-presented property spans approximately 1,123 sq. ft. and boasts flexible accommodation that adapts to your family's evolving needs. The ground floor features a versatile third bedroom, currently utilised as a home office, ideal for remote working. A spacious lounge with lovely views to the front and dining room that seamlessly connects to the rear garden, perfect for relaxing or outdoor entertaining. Upstairs, you'll find two double bedrooms along with a convenient upstairs toilet, complementing the downstairs family bathroom. Ample accessible storage throughout the home caters to growing families and paves the way for future expansion (STPP). A garage and driveway parking provide practical options for multiple vehicles. The property's location offers immediate access to a variety of local amenities-just 0.4 miles away, you'll find a convenient store, a friendly coffee shop, Da Luca Italian restaurant and an array of useful local stores. The vibrant Marlow High Street, with its boutique shopping, is a mere six-minute drive (1.9 miles), offering further dining and leisure experiences. Benefiting from its quiet setting, adaptable living space and proximity to everything Marlow Bottom has to offer, this charming home is ideal for families seeking both comfort and community.

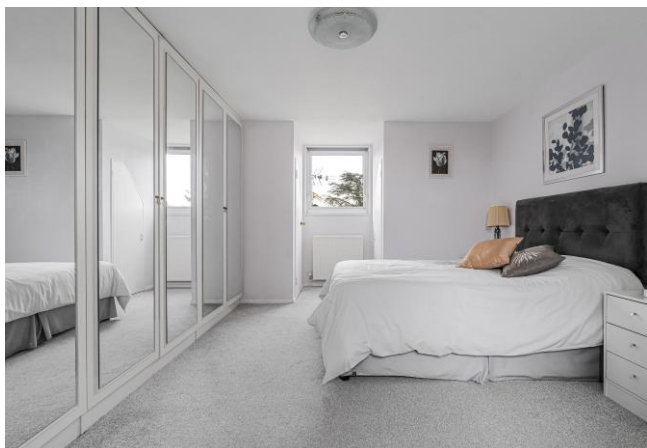


Exterior

To the front of the property, it is mainly laid to lawn, bordered with a mature shrub-line. There is a hardstanding shared driveway that leads up to the house and garage and private driveway. From the driveway there is gated access to the rear garden. To the rear of the property, it is mainly laid to lawn with a patio area and well stocked feature flowerbed borders, 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

Local Authority - Buckinghamshire Council

Council Tax Band - F

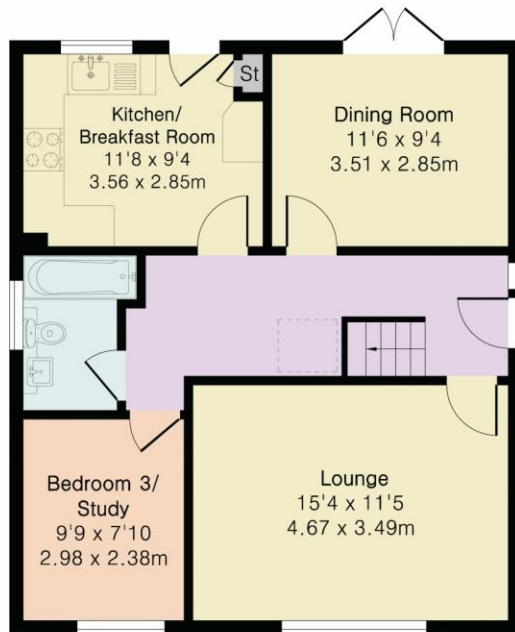
Energy Performance Rating - D64

Approximate Gross Internal Area 1123 sq ft - 104 sq m (Excluding Garage)

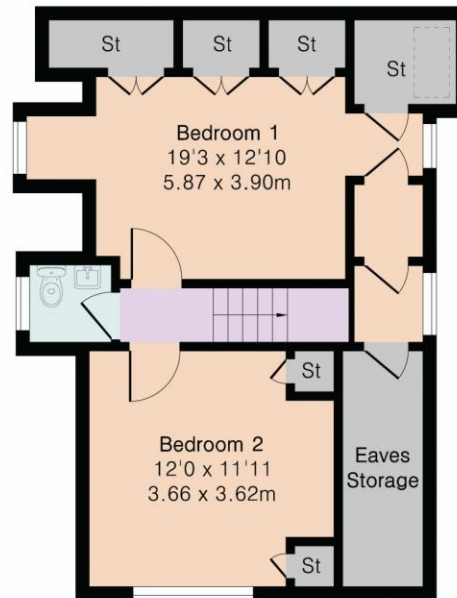
Ground Floor Area 648 sq ft – 60 sq m

First Floor Area 475 sq ft – 44 sq m

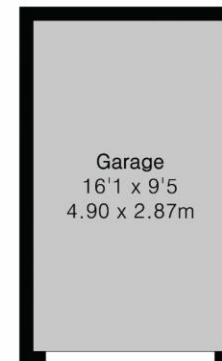
Garage Area 151 sq ft – 14 sq m



Ground Floor



First Floor



Garage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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