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HENLEY-ON-THAMES | MARLOW | BASINGTOKE

SIMMONS & SONS



Marlow Bottom Road, Marlow Bottom

Guide Price £784,000

Detached Chalet Bungalow with Heated Outdoor Swimming Pool

Freehold

Holmwood, 68 Marlow Bottom Road

Marlow Bottom, SL7 3NB

- Spacious lounge with bay window
- Open plan kitchen/dining room with double doors leading on to the garden
- Main bedroom and four-piece bathroom on the ground floor
- Two additional bedrooms and shower room on the first floor
- Garden with heated outdoor swimming pool and sitting area
- Outbuilding with office space, jacuzzi room and Sauna
- Detached garage and driveway parking
- Within 0.1 miles walk of the local shops or within 1.2 miles walk of the Marlow high street



Situated Marlow Bottom village, this detached chalet bungalow offers an exceptional blend of comfortable living and versatile accommodation. The home boasts three bedrooms and two bathrooms, ideal for families or those seeking additional space. The ground floor features a spacious lounge with an elegant bay window. The open plan kitchen and dining area benefits from double doors that open directly onto the garden, creating a seamless flow between indoor and outdoor living. The main bedroom and a stylish four-piece bathroom are conveniently located on the ground floor. Upstairs, two further bedrooms and a shower room provide additional accommodation. The garden is a standout feature, complete with a heated swimming pool and a comfortable sitting area, ideal for relaxation and entertaining throughout the year. An outbuilding offers office space alongside a jacuzzi room and sauna, catering to wellness and work-from-home needs. Additional benefits include a detached garage and driveway parking. The location is highly convenient, with local shops just 0.1 miles away and Marlow High Street within a 1.2-mile walk. Excellent transport links are available with the A404 approximately 1.3 miles from the property, providing easy access to the M4 and M40 motorways. This exceptional chalet bungalow combines spacious living, premium amenities, and a prime location, making it a rare opportunity in the Marlow Bottom.



Exterior

To the front of the property there is a large brick block paved area creating driveway parking for several vehicles. You will find access to the detached garage from the driveway. There is a gated entrance that then leads up to the front and side of the property with steps up to the front door. To the rear of the property, you will find the fantastic entertaining area around the centre-piece swimming pool as well as the outbuilding which contains the office, jacuzzi room and sauna.

Situation

Marlow Bottom is situated to the north of Marlow town centre, offering its own local shops and Burford Combined First and Middle School. The town centre of Marlow is a few miles away and offers a more comprehensive range of facilities. The railway station in Marlow provides access to London (Paddington via Maidenhead GWR & Elizabeth Line) 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

**Approximate Gross Internal Area 1865 sq ft - 173 sq m
(Including Garage & Outbuilding)**

Ground Floor Area 992 sq ft – 92 sq m

First Floor Area 314 sq ft – 29 sq m

Garage Area 302 sq ft – 28 sq m

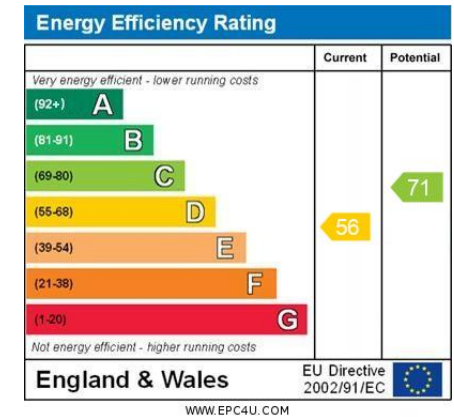
Outbuilding Area 257 sq ft – 24 sq m



Local Authority - Buckinghamshire Council

Council Tax Band - E

Energy Performance Rating - **D56**



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

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