



## Property Features

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- No onward chain
- Quiet cul de sac location
- Four bedrooms
- Three reception rooms
- Walking distance of Burford School
- Close to major transport links
- Solar panels
- Council tax band F | EPC B:81

## Full Description

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Situated in a highly sought-after residential cul-de-sac in the heart of Marlow Bottom, this well-presented four-bedroom link-detached family home offers generous and versatile accommodation, perfectly suited to modern family living.

The property features 3 spacious reception rooms, 4 bedrooms and a family bathroom, and a well-appointed kitchen, creating an excellent balance of formal and informal living space. Additionally, the property has a single garage with off street parking and to the rear of the garage there is a large home office/workroom, ideal for those working remotely or requiring a dedicated hobby or studio space.

Outside, the enclosed rear garden provides an attractive setting for entertaining and family enjoyment, with a timber garden room offering additional flexible accommodation as a home gym, studio or relaxation space. The property has leased solar panels, helping to improve the property's energy efficiency and reduce running costs.

Location - Highwoods Drive enjoys an enviable position within the popular village of Marlow Bottom, surrounded by beautiful Chiltern countryside while remaining just under two miles from the vibrant centre of Marlow. The village offers a range of everyday amenities including a convenience store, pharmacy, cafés and local services, together with access to numerous woodland walks and open green spaces, making it an ideal location for families and outdoor enthusiasts.

Schools - The property is exceptionally well placed for a wide choice of highly regarded schools. Burford School is within easy walking distance, while Marlow offers an excellent selection of primary and secondary education including Great Marlow School and Sir William Borlase's Grammar School.

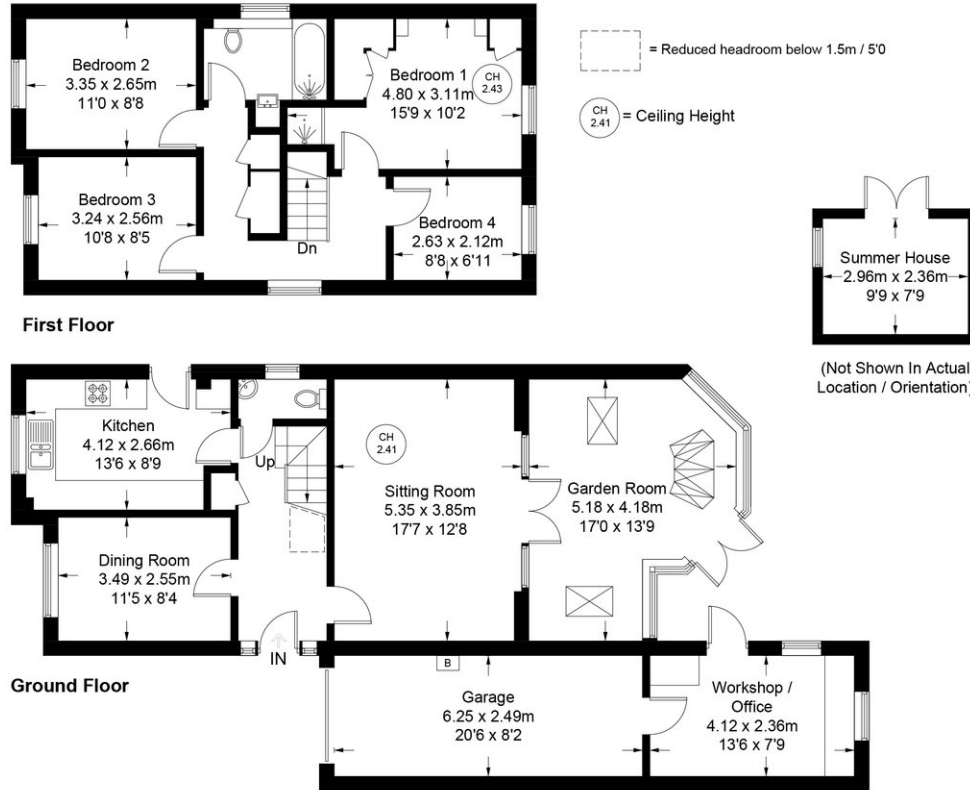
Transport - Excellent transport connections make this an ideal home for commuters. Marlow railway station provides services to Maidenhead, where fast connections are available via the Elizabeth Line and Great Western Railway into London Paddington. The nearby A404(M) offers swift access to both the M40 and M4 motorways, connecting to London, Heathrow Airport, Oxford. Regular local bus services also serve Marlow Bottom and the surrounding area.





# Highwoods Drive

Approximate Gross Internal Area  
 Ground Floor = 70.7 sq m / 761 sq ft  
 First Floor = 52.6 sq m / 566 sq ft  
 Outbuildings = 32.9 sq m / 354 sq ft  
 (Including Garage)  
 Total = 156.2 sq m / 1681 sq ft



Floor Plan produced for Kingshills by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements