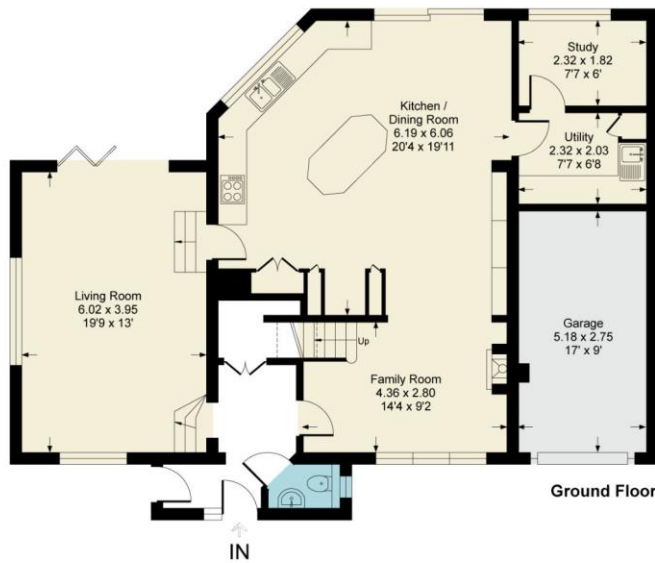


Andrews Way, SL7
 Approximate Gross Internal Area = 155.1 sq m / 1669 sq ft
 Approximate Garage Internal Area = 14.2 sq m / 153 sq ft
 Approximate Total Internal Area = 167.5 sq m / 1803 sq ft
 (excludes restricted head height)



First Floor



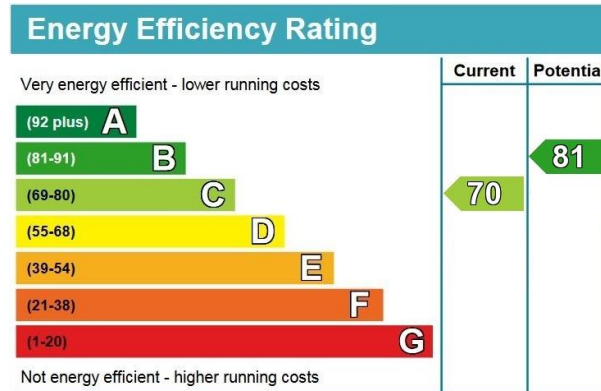
Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Produced for Austin Hawk Ltd



Andrews Way, Marlow Bottom

Guide Price £930,000 Freehold



- Entrance Hall
- Family Room
- Utility Room & Study
- 3 Further Bedrooms
- Garage & Parking

- Living Room
- Kitchen/Dining Room
- Master Bedroom Suite
- Bathroom
- Attractive Garden & Summerhouse

NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.

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ACCOMMODATION:

Step inside and you're immediately welcomed by a bright, spacious entrance hall, complete with a generous understairs cupboard—perfect for keeping everyday clutter neatly tucked away. A stylish cloakroom adds convenience, while the main living room offers a relaxing retreat, featuring elegant bi-fold doors that open seamlessly onto the garden, filling the space with natural light. At the heart of the home is a stunning, sociable family room, where a cosy wood-burning stove creates a warm focal point. This space flows effortlessly into a sleek, contemporary kitchen/dining area, designed for both everyday living and entertaining. The kitchen boasts a central island, high-quality fitted appliances, and patio doors that lead out to a beautifully decked seating area—ideal for alfresco dining or summer gatherings. Practicality hasn't been overlooked, with a well-equipped utility room and a separate study that enjoys peaceful garden views—perfect for working from home. Upstairs, the property continues to impress. The generous principal bedroom offers a private sanctuary, complete with a modern ensuite shower room and a walk-in wardrobe. Three additional well-proportioned bedrooms provide flexibility for family or guests, all served by a stylish family bathroom featuring both a bath and a separate shower cubicle. Altogether, this thoughtfully extended home blends comfort, style, and functionality in a way that's perfect for modern living.

OUTSIDE:

To the front of the property, a neatly presented area of established shrubs creates an attractive first impression, with a pathway guiding you to the front door. A driveway provides convenient off-road parking and leads directly to the integral garage. The rear garden is a standout feature, offering a spacious decked seating area—perfect for outdoor dining or relaxing—while enjoying far-reaching, open views. From here, the garden gently slopes down to a well-maintained lawn, eventually reaching a charming timber summerhouse, ideal for use as a peaceful retreat, home office, or additional entertaining space.

LOCATION:

Marlow Bottom is situated to the north of Marlow town centre, offering its own local shops, restaurant, craft brewery, renowned nursery school 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. Marlow is situated on 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 (Paddington via Maidenhead) 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.

