



120 New Road

Marlow

Guide Price
£950,000



Discover a truly unique, chain-free detached 3/4 bedroom property in Marlow Bottom, with a generous wrap-around garden of approximately one-third of an acre and spectacular far-reaching views. This home presents an exciting opportunity for extension (subject to planning permission) and offers a tranquil lifestyle amidst beautiful surroundings.

The lounge is light and airy with a view to the front and leads through to a good size kitchen diner. There are two bedrooms downstairs, one currently used as a snug and a recently updated bathroom. Upstairs there are two loft rooms used as bedrooms and a third room used as a home office. The potential for customisation and expansion here is significant, allowing you to create your ideal living environment.

The outdoor space is a particular highlight, with a vast wrap-around garden offering incredible privacy and the perfect backdrop for outdoor living. Within the grounds there are a myriad of useful outdoor buildings, including a workshop, providing excellent storage or hobby spaces.

LOCATION: This home benefits from a unique and elevated position within Marlow Bottom. The area is renowned for its charming village atmosphere, with direct access to woodland walks right on your doorstep. Marlow Bottom offers a selection of local amenities, including a coffee shop, Italian restaurant, convenience store with post office and Rebellion Brewery. For a wider range of facilities, Marlow town centre and the River Thames are just a short drive away. Excellent transport links are available, with easy access to the M40 and M4 motorways, making London and Heathrow Airport readily accessible. This property is also within the catchment area for highly-regarded local schools, including Burford Primary and leading secondary schools like Sir William Borlase and Great Marlow School.



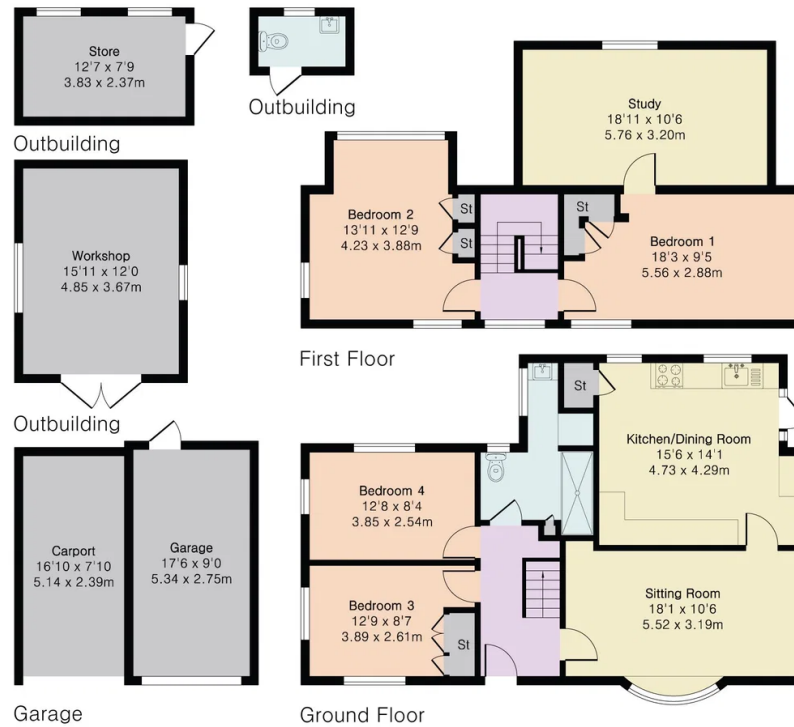
**Approximate Gross Internal Area 1412 sq ft - 131 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 797 sq ft – 74 sq m

First Floor Area 615 sq ft – 57 sq m

Garage Area 158 sq ft – 15 sq m

Outbuilding Area 316 sq ft – 29 sq m



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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