



34 Hill Farm Road
Marlow

Offers Over
£950,000



Bedrooms: 5

Bathrooms: 2

Receptions: 2

A beautiful family home in a hidden away location that gives a real sense of privacy. With no onward chain, this is an ideal opportunity for families looking for a house that is already large and flexible in layout but also has lots of options for future development/extension if you wish (STPP). Recently refreshed by the current owners, there is a lovely sense of light when you enter the home, helped by the beautiful engineered wood flooring throughout downstairs. Off the entrance hall there are two double bedrooms, one with a range of fitted wardrobes, a large family bathroom with corner bath and walk in shower and a reception room currently used as a home office. The large lounge has an open fire with a lovely limestone fireplace and double doors to the garden as well as a door through to the kitchen diner. Outside the kitchen, there is a large South facing decked area ideal for entertaining. There is access into the double garage which has electrics and plumbing for a washing machine. The garden is lovely and private and wraps around the house. The driveway is spacious for several cars with an EV charger. Highly recommended for viewing.

Location:

Hill Farm Road is a highly sought after residential road within the popular village of Marlow Bottom, within close proximity to the parade of shops, Rebellion Brewery, coffee shop, Italian restaurant and Burford Primary School. Despite being walkable to Marlow High Street, it has a lovely rural feel with a myriad of woodland walks on the doorstep. Being a popular location for young families, Marlow Bottom offers numerous superb secondary education options including Great Marlow School, Mixed and Single Sex Grammar Schools and private schooling.

Marlow town centre offers a superb range of shops, numerous bars, cafes and restaurants and is situated on the bank of the River Thames. The area is designated as an Area of Outstanding Natural Beauty. Outdoor pursuits are numerous, as are golf, football, cricket and rugby clubs. For commuters, the town has a train station to Paddington (via Maidenhead) and the M40/M4 motorways are accessed via the A404(M).



**Approximate Gross Internal Area 2175 sq ft - 202 sq m
(Including Garage)**

Ground Floor Area 1259 sq ft – 117 sq m

First Floor Area 650 sq ft – 60 sq m

Garage Area 266 sq ft – 25 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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