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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

**SIMMONS & SONS**



## Squirrel Rise, Marlow Bottom

Detached family home in the popular Marlow Bottom

**Guide Price £899,950**

Freehold

## Touchwood, Squirrel Rise

### Marlow Bottom, SL7 3PN

- Approximately 2,034 sq. ft. of generous living space
- Four bedrooms, plus a downstairs reception room that can function as a fifth bedroom
- Conservatory with insulated roof
- Includes a pressurised heating and hot water system with an extra-large cylinder, and air conditioning units throughout the home
- South-facing garden
- Integral garage and driveway parking
- A family bathroom, a modern en-suite in the main bedroom, and a guest cloakroom
- Offers access to local countryside walks



Introducing this spacious detached house presenting a fantastic opportunity for families. Set within approximately 2,034 sq. ft, the property offers generous living space designed for comfort and practicality throughout the year. The versatile layout features four bedrooms, with a flexible downstairs reception room that can easily serve as a fifth bedroom if desired. The conservatory has been fitted with insulated roof panels. These provide welcome shade during the summer months and heat insulation in winter, allowing you to enjoy this bright living space all year round. An intelligent pressurised heating and hot water system, complete with an extra-large hot water cylinder, ensures that family life runs smoothly, while additional air conditioning units throughout the home keep temperatures comfortably regulated in every season. The south-facing garden invites you to relax outdoors, making it perfect for family activities and entertaining. There is also an integral garage and driveway parking. Inside, you'll find a well-balanced arrangement of 1 family bathroom, a modern en-suite to the main bedroom, and a cloakroom for guests, contributing to the home's practical appeal. Squirrel Rise is just 2.1 miles from the top of Marlow's vibrant high street. Situated in the heart of Marlow Bottom, the property provides easy access to stunning local countryside walks, offering the best of rural living while keeping local amenities close to hand.



## Exterior

To the front of the property, you will find the brick-block paved driveway and lawn area with feature flower beds and mature shrub borders. There is gated access to the side of the property. To the rear of the property, it is mainly laid to lawn with raised decked area as well as extensive patio area.

## 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, including Sir William Borlase's Grammar School which is 2.3 Miles from the property and Great Marlow School which is 1.5 Miles.



## Services

Heating: Gas fired hot water radiators

Water: Mains Supply

Sewerage: Mains Supply

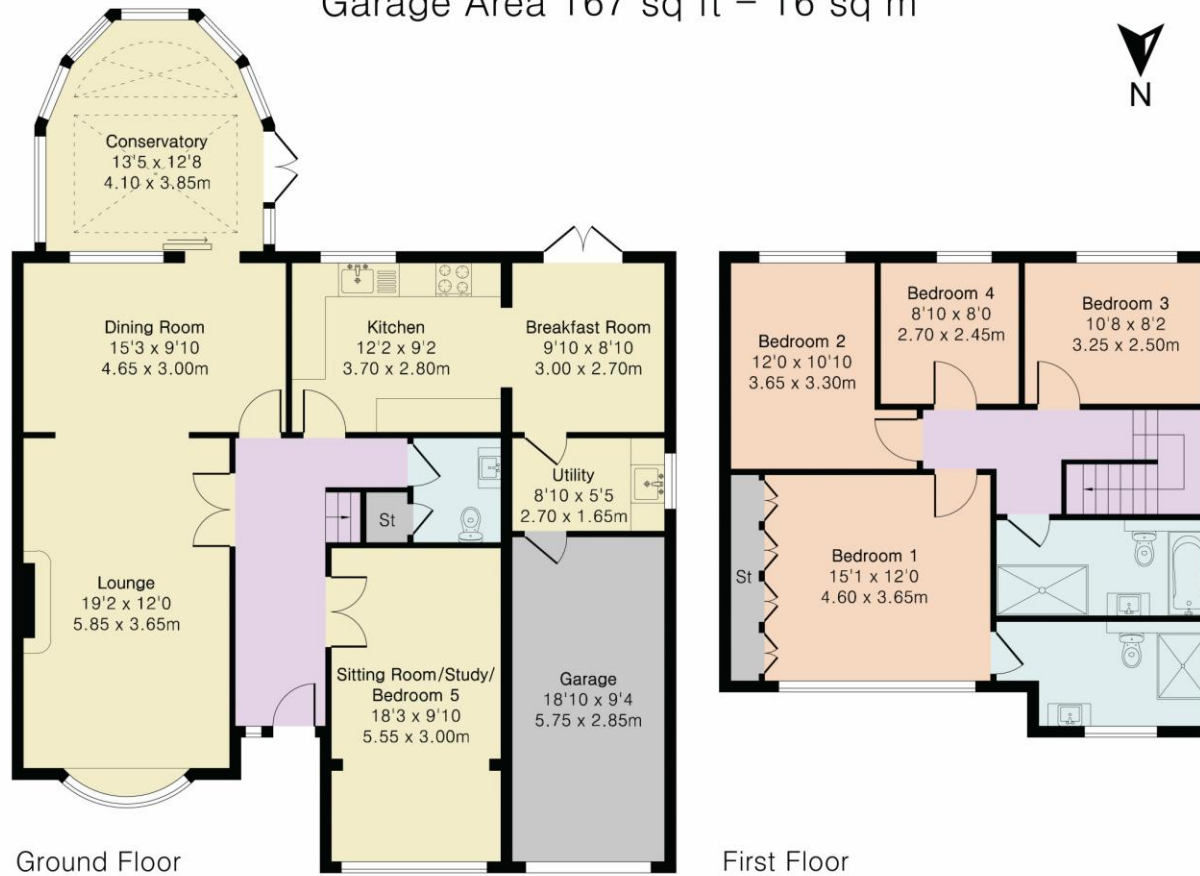
Broadband: Ask Agent

## Approximate Gross Internal Area 1867 sq ft - 174 sq m (Excluding Garage)

Ground Floor Area 1168 sq ft – 109 sq m

First Floor Area 699 sq ft – 65 sq m

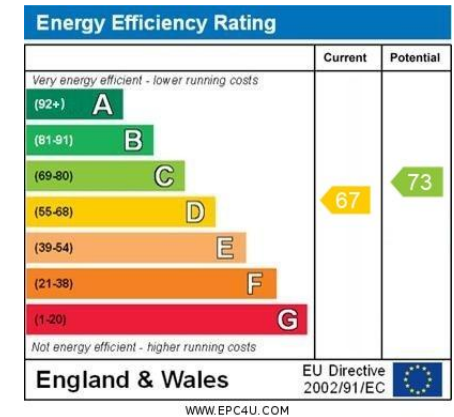
Garage Area 167 sq ft – 16 sq m



Local Authority - Buckinghamshire Council

Council Tax Band - F

Energy Performance Rating - **D67**



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

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