PHILIP BOOTH ESQ.

4 Barn Farm, Oak Tree Road, Marlow, SL7 3EB

£900,000

- 3-bedroom detached home in quiet cul-de-sac
- Sitting room open to the dining room
- Enclosed rear garden with patio
- Good EPC
- Elegant open-plan kitchen / dining room with bifold doors
- 3 double bedrooms
- Off-road parking
- Separate utility laundry room and cloakroom
- Stylish family bathroom
- Short walk to local amenities

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
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Oak Tree Road, Marlow SL7 3EB

A comfortable and stylish detached 3-bedroom home, refurbished and extended by the current owners. Open-plan kitchen / dining room, spacious sitting room. Home office / snug. Separate utility room and a cloakroom. 3 double bedrooms and a large family bathroom on the first floor. Enclosed rear garden. Off-road parking. Quiet residential location, close to good local schools.

3 1 3 C

Council Tax Band: F

ACCOMMODATION
An elegant and spacious 3-bedroom detached family home, recently extended and refurbished to a high standard. With open-plan kitchen / dining / living space, a separate laundry / utility room, and a home office. Tucked away in a quiet cul-de-sac off a popular residential road. Off-road parking for 2 cars, enclosed rear garden.

Past a small front garden and through a part-glazed composite door and into the hallway. Lined with a luxury wood-effect vinyl tile, and with a convenient under-stairs shoe storage cupboard.

Into the open-plan kitchen / dining / living space - a bright and dramatic space which has been recently opened up and refurbished. The kitchen comprises a generous Crown fitted kitchen with grey shaker-style wall and base units with soft-close drawers and cupboards, and a pale quartz composite worktop, which extends out to a breakfast bar. A particular feature is the intricate marble tiles used for a splash-back, with under-cupboard lighting. The floor is laid to the wooden vinyl tiles, and there is a kick-plate heater and floor-level lighting.

The kitchen features several integrated Bosch appliances including a dishwasher, microwave, a double oven, a 4-ring oven and a slanted glass extractor hood over. There is space for an American fridge freezer, a double wine fridge, pull-out larder units and bin storage.

The sink and draining board sit beneath a window overlooking the front of the property, and there is Franke filtered cold and boiling water from the kitchen tap.

The kitchen opens to the bright and spacious dining area central to which is the slimline glass lantern roof with feature recessed LED lighting above the dining table. A glass bi-fold door system with integrated blinds opens out onto the rear garden.

There is underfloor heating through the dining room and into the living area which is a comfortable and cosy space with a window overlooking the rear garden, and space enough for large sofas.

From the living room and back into the hallway. A utility / laundry room has feature tiled flooring and splash-backs and a door to the side of the property. There is space for an under-counter washing machine and tumble dryer, with white gloss wall and base units, and a sink with draining board in a countertop. A cupboard contains the boiler and the water softening system.

A cloakroom sits beneath the stairs, with a, w.c., slimline wash hand basin with cupboard under, tiled flooring, and inset shelving.

The private study / snug is accessed from the hallway, and has a built-in cupboard and a front aspect window with radiator under.

Up the carpeted stairway to a landing, with white painted banister and hand rail. A feature chandelier lights the stairwell, and there is loft access at the top of the landing, and a radiator under window overlooking the rear garden and up to the views beyond.

Bedroom 1 is a large carpeted double, with a pair of windows to the front, fitted sliding door wardrobes, and dark decor painted in “Railings” Farrow & Ball, and pendant lighting.

Bedroom 2 is a large double with front aspect, carpeted, with fitted wardrobe and pendant lighting.

Bedroom 3 is a large single bedroom, carpeted, with a radiator under the window overlooking the rear garden, a pendant light, and fitted Venetian blind.

The first-floor bathroom is a real feature of the house, with a space-saving sliding frosted door, a large free-standing oval bath and corresponding double vanity units are from Lusso Stone, with wooden under sink units. The ceiling is high and lit by 2 Velux windows, and there is a generous walk-in shower with a stone shower tray, rainfall head and hand wand, with softened water. There are Spanish wall and floor tiles, a useful storage cupboard, heated towel rail, and w.c. with a concealed cistern.

The fenced rear garden is a sociable space, accessible via the bi-fold door in the kitchen / dining room, or via the Utility room. It has been paved with ceramic patio tiles, and features a patch of lawn, with a cherry tree and views of the (purported) largest Walnut tree in the county. It can be accessed from the front via a side passage.

To the front there is parking for 2 cars and a small front lawned garden area.

LOCATION
Living in Marlow

The house is a 10-minute walk to the centre of Marlow, and a very short walk to a local Londis convenience store and post office. The sports facilities at Marlow FC are less than 5 minutes' walk away.

Marlow is a popular riverside market town which offers cosmopolitan living, nestled in the

Buckinghamshire countryside. The town centre features a wide range of shops with both small independent and premium national retailers. There are a plethora of bars, independent cafes and restaurants throughout the town, most notably the trio of restaurants of Tom Kerridge, the well-respected Michelin-starred chef.

The town itself is situated on the banks of the River Thames and the Thames Path follows the river through the town, through parkland and play-parks. Beyond the town centre, rolling countryside is framed by the Chilterns Area of Outstanding Natural Beauty and dotted with footpaths, bridal paths, and open views. River pursuits are accessible from the town, and close to Marlow are golf facilities, football, cricket and rugby clubs. An annual festival, Pub in the Park, is immensely popular for live music and culinary displays.

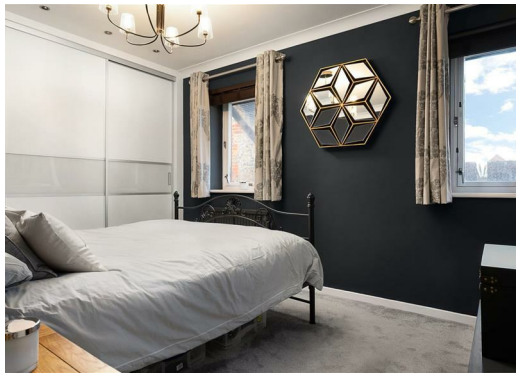
For commuters, the town has a train station to Paddington (connecting via Maidenhead), where mainline services and the Elizabeth Line provide frequent services to London. The M40 motorway is a short drive via the A404(M), which passes the town. Marlow Station 0.3 miles, Marlow High Street 0.5 miles, River Thames Path 0.6 miles, A404 1 mile.

The nearby town of Henley-on-Thames - famous for the Royal Regatta - is only 8 miles away, and the larger town of High Wycombe is only a few miles away, featuring shopping malls, cinemas, and a large John Lewis.

Marlow benefits from a number of good nursery and primary schools, including:

Great Marlow School
Sir William Borlase's Grammar School
Marlow C of E Infant School is a short walk away
Marlow Day Nursery is a short walk away

Local Authority - Wycombe District Council
Council Tax Band - F
Services - Mains gas, electricity, water, drainage. Superfast broadband



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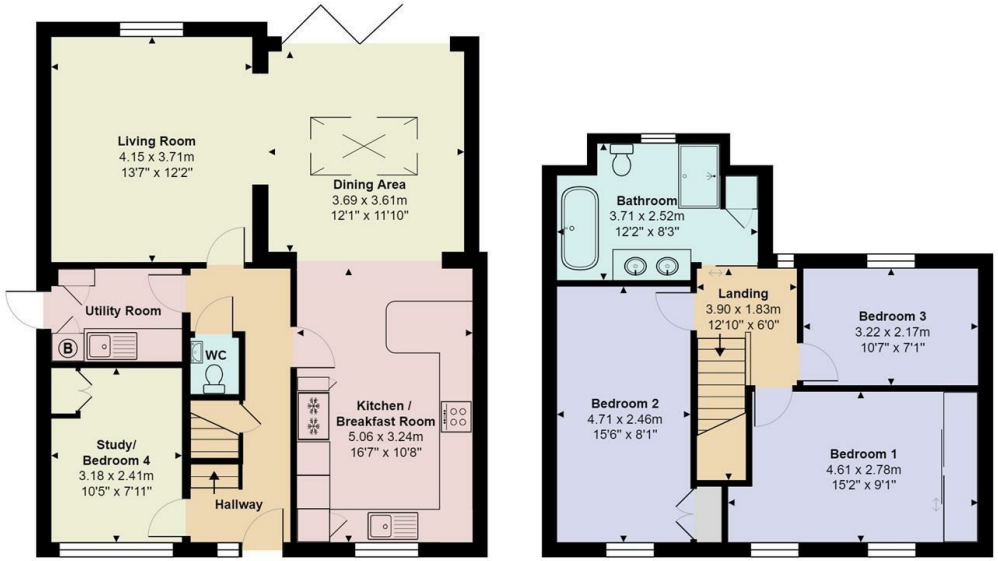
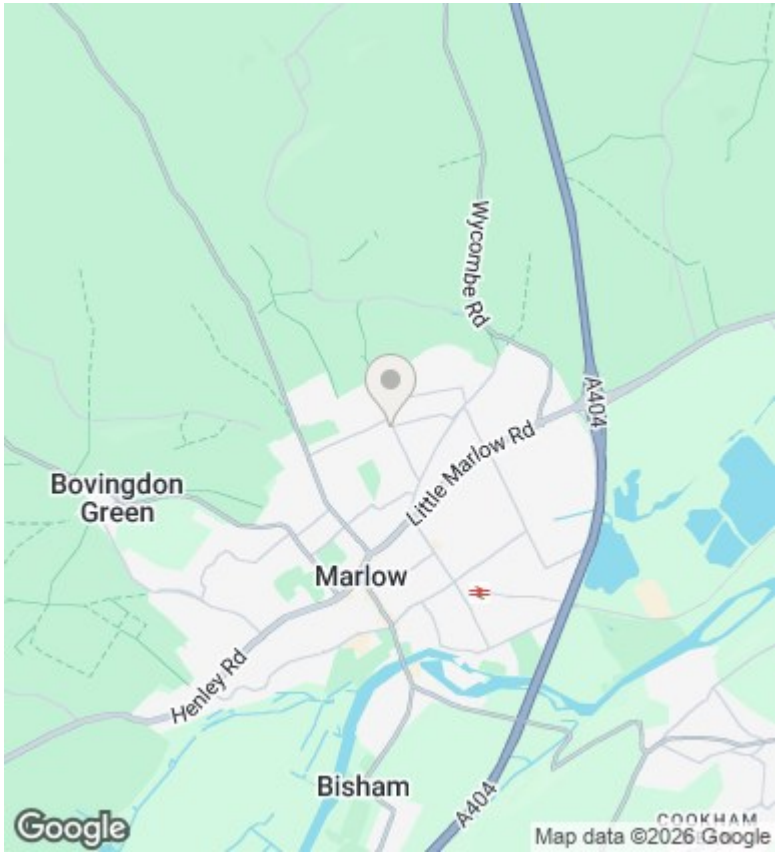
Approx. Total Area: 117.6 m² ... 1266 ft²



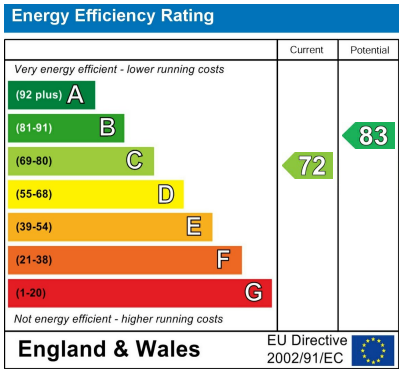
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.



Directions

Viewings

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.



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