



A well presented family home with many features

41 Hill Farm Road, Marlow, Buckinghamshire, SL7 3LX

Freehold





A well presented and spacious family home

- Sympathetically extended to enhance entertaining space
- Situated in a pleasant semi rural location
- Flexible accommodation throughout
- Large enclosed rear garden with views beyond
- Patio area, Breeze house, hot tub and pond
- Paved driveway parking for many vehicles

### Introduction

A deceptively spacious and well presented family home with a large garden and views.

### Distances & Times

Marlow Station – 2.0 miles,  
Marlow High Street – 2.0 miles.

### Situation

41 Hill Farm Road is situated in a pleasant semi rural location on the outskirts of the popular village of Marlow Bottom.

Marlow town offers a superb range of retailers, with an eclectic mix of local independent and national retailers. There are numerous bars, cafes and restaurants dotted around the town offering destinations for any occasion. The town itself is situated on the banks of the River Thames and the Thames Path follows the river through the town.

Just outside the town, the area opens out to glorious rolling countryside and a designated 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 motorway is accessed from the A404(M) which passes the town.

### Accommodation

The property is well set back into its plot with a paved driveway approach. The front door opens to a central hallway with a large bedroom immediately to the right with built in wardrobes and bay window while another double bedroom is located to the left of the hallway. A rear facing kitchen/breakfast room has fitted units, integrated appliances, granite worktops and a Quooker water dispenser. There is access to the rear patio area via oak bi-fold doors. The dining room has been extended to incorporate an impressive sitting room with vaulted aspect, oak bi-fold doors and a rotating log burner. The family bathroom is an impressive size with both a shower and bespoke bath. The first floor consists of two further double bedrooms with built in wardrobes, both sharing a shower room.

The property further benefits from an undercroft and a full height basement storage solution providing flexibility for further accommodation.

Externally the property enjoys an array of impressive features including a patio area with landscaped pond and a timber breeze house with lights & heating ideal for entertaining all year round. There is an outbuilding featuring a hot tub and further summerhouse, with







remaining garden mainly laid to lawn with beautiful views beyond.

The front garden is mainly laid to lawn with mature shrubs and large paved driveway with parking for many cars.

#### **Directions**

From Marlow High Street head north to the obelisk and turn right. After roughly a ¼ mile fork left onto the Wycombe Road and turn left at the next roundabout sign posted to Marlow Bottom. Fork left and then turn 1st right onto Hill Farm road, the house is positioned on the left hand side shortly after the turning to Juniper Road.

#### **Local Authority**

Wycombe Council – Band E

#### **Tenure**

Freehold with vacant possession.

#### **Services**

All mains services.

#### **Energy Performance**

A copy of the full Energy Performance Certificate is available upon request.

#### **Viewing**

Strictly by appointment with Savills.

#### **Postcode**

SL7 3LX



**41 Hill Farm Road, Marlow, Buckinghamshire, SL7 3LX**  
**Approximate Area** 153.1 sq m / 1648 sq ft  
**Basement** 23.9 sq m / 257 sq ft  
**Outbuildings** 25 sq m / 269 sq ft  
**Total** 202.0 sq m / 2174 sq ft  
**Including Limited Use Area** (6.1 sq m / 66 sq ft)



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