



A spacious family home in a prime location

Pound Lane, Marlow, Buckinghamshire SL7 2AZ

Freehold



Superb opportunity to create a wonderful family home

- Good size rooms throughout with four double bedrooms
- Large South facing rear garden with a pretty outlook
- Gated frontage with ample parking
- Room to extend, subject to obtaining consent
- Lovely residential location in west Marlow

Introduction

Situated in a lovely residential location with a large South facing garden is this attractive family home with scope for extension, subject to planning consent.

Distances & Times

Marlow town centre – 0.6 miles,
Marlow station – 1.1 miles,
Henley Road bus stop – 100 metres.

Situation

The home is situated in an enviable position on the South facing side of the road at the top of Pound Lane, before its junction with Henley Road. It is a popular residential lane on the west side of town, perfect for access to the primary schools and Sir William Borlase's Grammar School.

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 M4 and M40 motorways are accessed from the A404(M) which passes the town.

Accommodation

The property is set back from the road and approached through a gated entrance, with a driveway and garage providing parking for several vehicles.

Built in the 1960s in a 'London Old Stock' brick, it is a handsome house with pretty elevations and a generously sized plot. Whilst providing ample room to extend (subject to obtaining planning consent), the property currently provides great family accommodation with good size hallways and rooms throughout. All four bedrooms are double in size, the 20ft master bedroom being particularly spacious.

To the ground floor, a welcoming entrance hallway leads to all the principle rooms and to the garage and guest cloakroom. The sitting room is a particularly good size with front and rear aspect windows and a fireplace to the side. A formal dining room has sliding double doors from the sitting





room and provides lovely views over the garden to the rear. There is a good size kitchen/ breakfast room also looking out over the garden. To the first floor are four double bedrooms, three with fitted wardrobes, and a family bathroom.

The house sits in a delightful south facing plot of over a quarter of an acre with attractive planting and a lovely treeline to the perimeter. A large stone patio adjoins the house, overlooking the expansive lawns. The frontage is attractively landscaped too, with raised beds surrounding the driveway.

Directions

From the double roundabout at the bottom of Marlow High Street, take Pound Lane and follow the road to the end,

where this home can be found on the left hand side.

Local Authority

Wycombe Council - Band G

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 2AZ



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Approximate Area 170.2 sq m / 1832 sq ft

Garage 16.1 sq m / 173 sq ft

Total 186.3 sq m / 2005 sq ft

Including Limited Use Area (1.8 sq m / 19 sq ft)

Richard Maby

Savills Marlow

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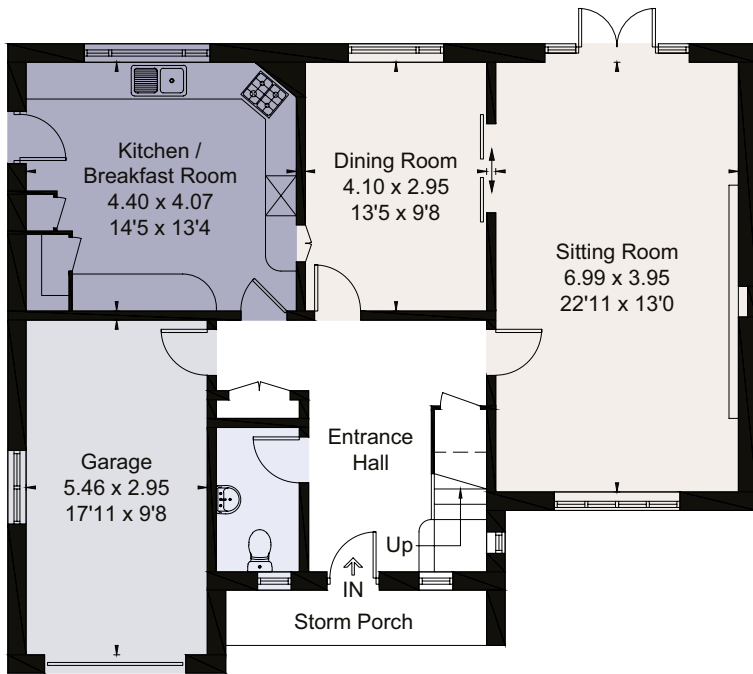
marlow@savills.com



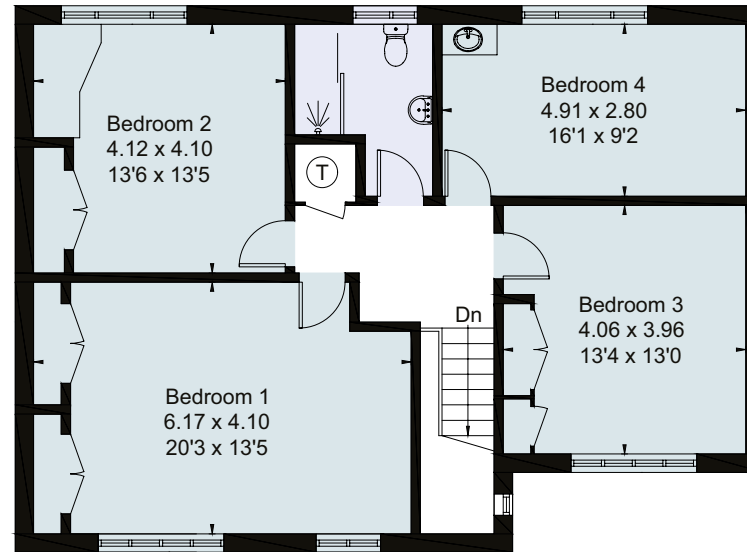
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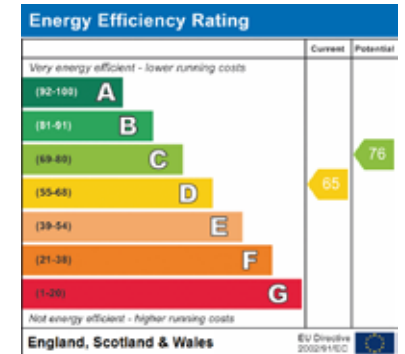
= Reduced head height below 1.5m



Ground Floor



First Floor



For identification only. Not to scale. © 200205RM

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