



A stunning home in West Marlow

Austen Wood, West Street, Marlow, SL7 2BY

Guide Price £2,750,000 Freehold





An incredibly stylish period home • Situated in a highly convenient and desirable location • Beautifully presented throughout • South facing enclosed and private gardens • Lovely frontage with gated private driveway and garaging

Situation

Marlow is a popular location for young families, with numerous schooling options ranging from prep schools to secondary schools. Marlow town offers a superb range of retailers, with an eclectic mix of local independent and national names. There are bars, cafes and restaurants dotted around the town offering destinations for any occasion. Just outside the town, the area opens out to glorious rolling countryside and a designated Area of Outstanding Natural Beauty. Outdoor pursuits are plentiful, 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 from the A404(M) which passes the town.

Description

This stunning detached home sits in an impressive plot, less than half a mile from the town centre. Believed to have been built in the 1930's, the property has undergone a significant renovation in recent years to create a fine example of a modern family home. Extending to approx. 2729 sq ft, plus a double garage, the accommodation is well-designed with a choice of reception rooms and a high specification finish throughout.

The house is immaculately presented with large windows and doors allowing the generous rooms to be flooded with natural light. Perhaps the highlight of the home is the beautiful open-plan kitchen/dining/family room which features a roof lantern and bifold doors to the south-facing garden, making it the perfect space for dining and entertaining.

The accommodation comprises a spacious entrance hall leading to an elegant sitting room with a feature fireplace, roof lantern and double doors leading to the inviting terrace. The open-plan kitchen/dining/family room stretches to over 36ft, enjoying a dual aspect and a bespoke shaker-style kitchen with a central island and breakfast bar. There is also a snug with feature fireplace, a study, utility room and a cloakroom on this floor. Upstairs, there is a beautiful arched window on the staircase leading to the principal bedroom which features built-in wardrobes and en suite shower room. There are three further double bedrooms, all with fitted wardrobes, two with en suites, and a family bathroom.





Outside

The property is set back from the road behind gates and approached via a private gravel driveway providing parking for several vehicles and access to the double garage. The property has an eye-catching design with a pillared front porch and a large feature arched window. The front garden is mostly laid to lawn with established trees and hedging. A side gate leads to the beautifully landscaped rear garden, featuring a spacious paved terrace leading directly from the house to take full advantage of the southerly aspect. Steps lead down from the terrace to a lawn with established hedging and pretty planted borders.

Directions

From the centre of Marlow (at the double roundabout to the southern end of the High Street) proceed north and at the war memorial roundabout, take the first exit onto West Street. Continue for 0.4 miles and the house will be found on the left-hand side, just after Westwood Road.

Tenure

Freehold

Energy Performance

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

Viewing

Strictly by appointment with Savills.





Austen Wood, West Street, Marlow, SL7 2BY

Approximate Area 253.5 sq m / 2729 sq ft

Garage 21.6 sq m / 232 sq ft

Total 275.1 sq m / 2961 sq ft

Including Limited Use Area (2.8 sq m / 30 sq ft)



savills

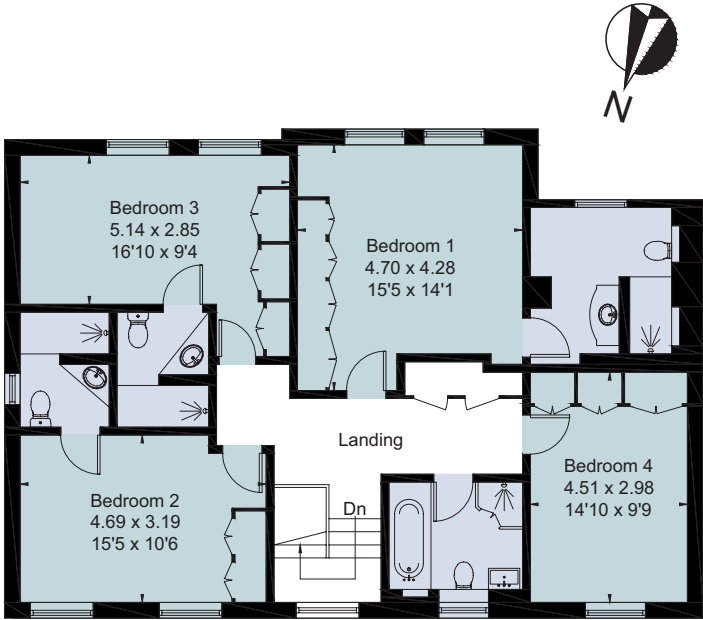
savills.co.uk

Richard Maby

Savills Marlow

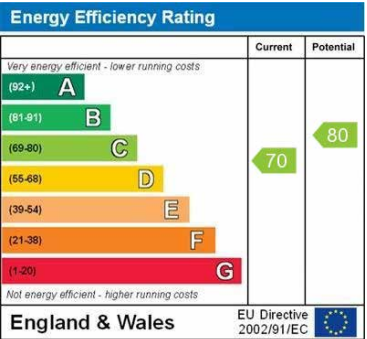
01628 481 373

marlow@savills.com



First Floor

□ = Reduced head height below 1.5m



For identification only. Not to scale. © 220914RM

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure by fourwalls-group.com

