



A great family home in a desirable location

2 Quoiting Drive, Marlow, Buckinghamshire, SL7 2PE

Freehold



A modern detached family home • Situated in a desirable and popular location • Well proportioned split level design • Large kitchen/family room • Close proximity to Spinfield Primary School & Sir William Borlase • South facing tiered rear garden • Driveway parking and integral garage

Introduction

A well presented family home situated in a desirable location for schooling and the high street

Distances & Times

Marlow Station – 1.1 miles,
Marlow High Street – 0.5 miles.

Situation

Quoitings Drive is superbly placed to take advantage of local schooling and is an extremely popular location due to the proximity to the town centre.

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. Along with Marlow Rowing Club within easy reach.

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 provides easy access to Oxford and Birmingham which is accessed from the A404(M) passing the town. The M4 provides easy access to London, Reading and Oxford.

Accommodation

The door opens into a spacious central hallway with access to the sitting room enjoying a feature fireplace and parquet flooring a split level down to the large dining room benefitting from an abundance of light from the bay windows and Velux windows.

Double doors present a large kitchen/family room with central island featuring a granite worktop, modern fitted units, integral appliances and patio doors to the rear garden.

A handy fitted utility room is situated behind the kitchen and upon ascending several steps there is internal access to the integral garage which benefits from Velux windows.

A cloakroom and extra storage solutions can also be found on the ground floor.





The first floor consists of five bedrooms in a unique split level design, three bedrooms overlook the rear garden served by the family bathroom with underfloor heating, ascend several steps to two further double bedrooms while the principal bedrooms enjoys ample built in storage and wardrobe space and a modern en suite shower room with underfloor heating.

The rear garden is enclosed with a south east aspect and lovely patio area the remaining laid to lawn including mature shrubs and bushes. A tiered lower level is an ideal spot for an outbuilding/summerhouse. To the front is driveway parking for two cars.

Energy Performance Certificate

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

Viewing

Strictly by appointment with Savills.

Postcode

SL7 2PE

Directions

From Marlow town centre head north to the obelisk at the top of the high street and turn left onto West street. Turn right onto Oxford Road and continue for a ¼ mile before turning left onto Barnards Hill. Continue and turn left and left again after a short distance where the property can be found immediately on the right hand side.

Local Authority

Wycombe Council - Band F

Tenure

Freehold with vacant possession.

Services

All mains services.

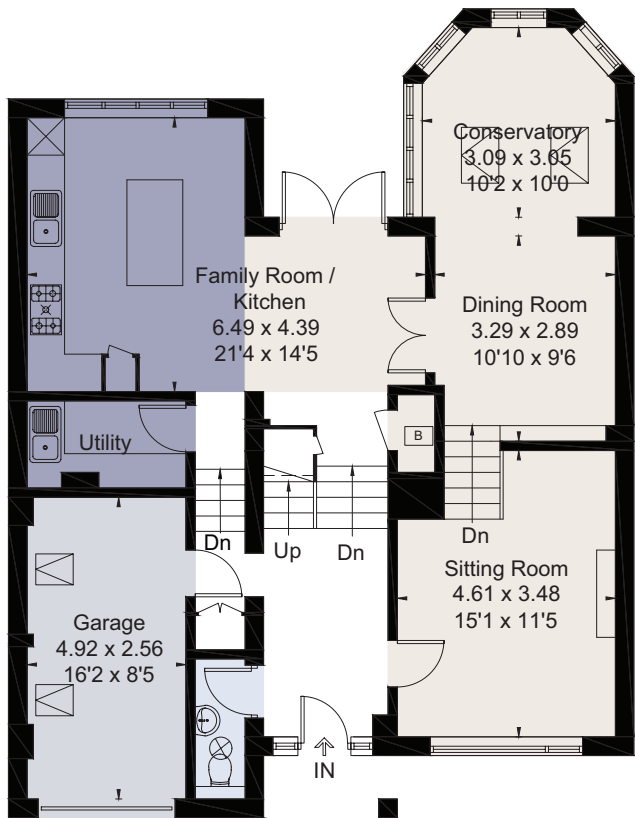
2 Quoittings Drive, Buckinghamshire, SL7 2PE
Approximate Area 157.3 sq m / 1693 sq ft
Garage 12.4 sq m / 133 sq ft
Total 169.7 sq m / 1826 sq ft
Including Limited Use Area (2.6 sq m / 28 sq ft)



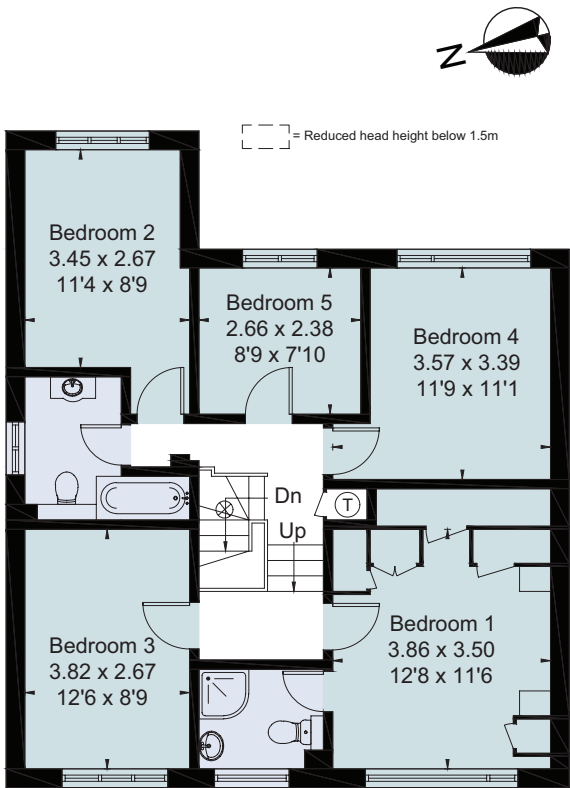
savills

savills.co.uk

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Ground Floor



First Floor

For identification only. Not to scale. © 200825LK

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