



A fantastic family home with views

14A Meadow View, Marlow, Buckinghamshire, SL7 3PA

Freehold

savills

A modern detached family home • Flexible entertaining accommodation • Stylish kitchen/breakfast room with lovely views • Impressive principal bedroom with en suite • Driveway parking and garage • Enclosed and private rear gardens

Introduction

Set overlooking open fields is this lovely modern home with four good size double bedrooms.

Distances & Times

Marlow High Street - 1.6 miles,
Marlow Station - 1.8 miles,

Situation

Situated in an elevated position on a lovely residential road of similar family homes, in the popular Marlow Bottom. The area is well served for commuters with the M40 (junction 4) being just over 2 miles, and the centre of Marlow town being just 1.6 miles.

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 front door opens into a spacious hallway with direct access to the principal rooms providing flexibility for a family and entertaining.

This includes a well proportioned dining room and playroom to the front of the house and a cloakroom.

A lower ground floor comprises of a lovely stylish kitchen/breakfast room overlooking gardens with adjacent utility room and a generous sitting room with patio doors to the rear garden.

The first floor features an impressive principal bedroom with vaulted ceiling, fitted wardrobes and delightful views over fields beyond. The family bathroom and a bedroom are also found. There are three further double bedrooms, one with built in wardrobes and another with feature alcove.

The rear gardens are enclosed and mostly laid to lawn enjoying a southerly aspect and views over fields beyond. A paved driveway provides private parking along with garage parking.



**Directions**

From Marlow town centre head to the top of the high street and turn right onto Spittal Street, after a short distance take the left turning onto the Wycombe Road to Marlow Bottom. Take the left turning to Marlow Bottom and then 1st right onto Hill Farm Road, continue up the hill before turning right onto Meadow View and right again where the property can be found on the left hand side after a short distance.

Local Authority

Wycombe Council - Band F

Services

All mains services.

Tenure

Freehold with vacant possession.

Energy Performance

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

Viewing

Strictly by appointment with Savills.



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Approximate Area 143.6 sq m / 1545 sq ft

Garage 17.1 sq m / 185 sq ft

Total 160.7 sq m / 1730 sq ft

Richard Maby

Savills Marlow

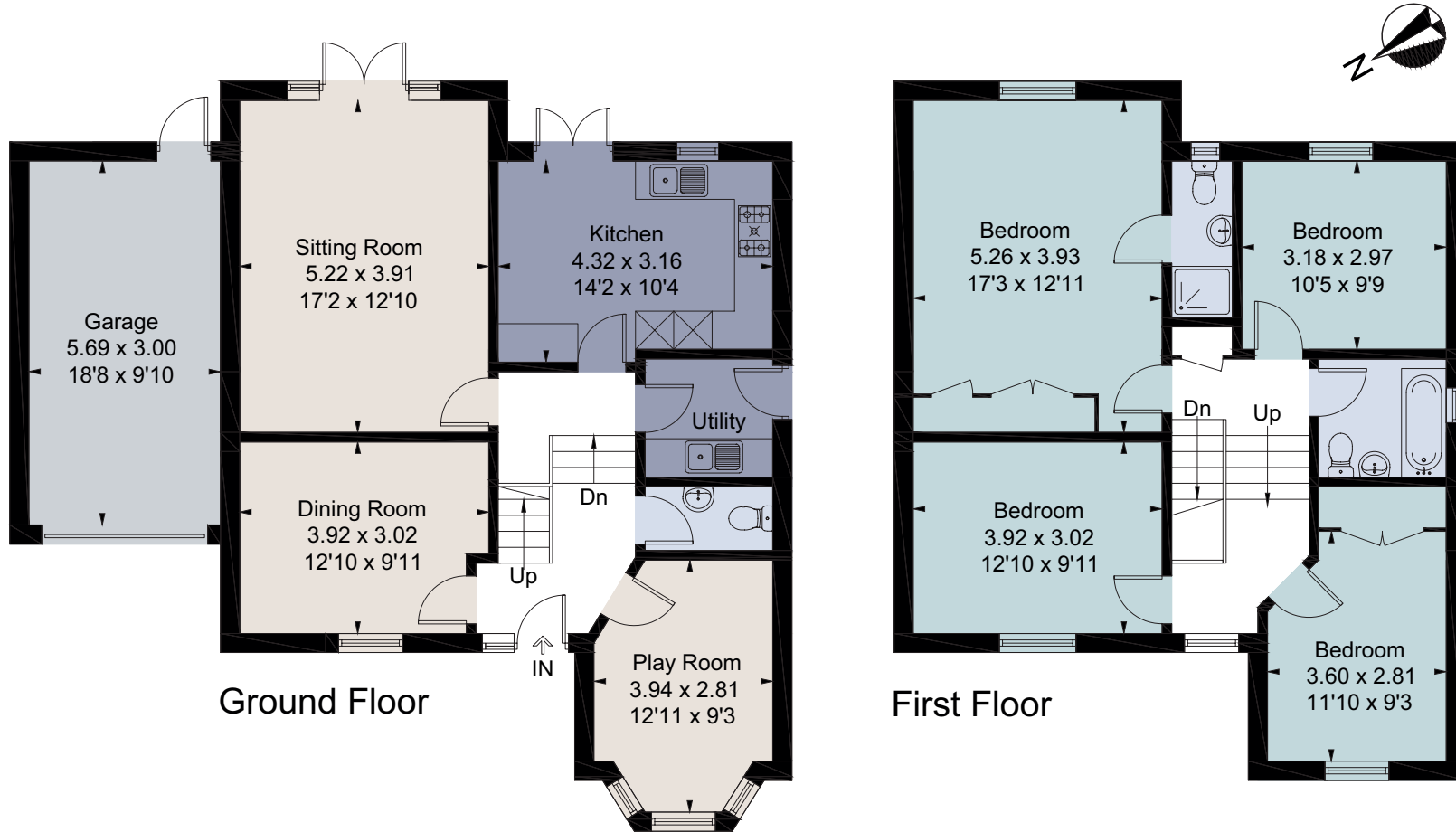
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		85
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
EU Directive 2002/91/EC		
England, Scotland & Wales		

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