



# Superb extended home in the town

25 Oak Tree Road, Marlow, SL7 3ED

Guide £1,400,000 Freehold





Sitting room • Reception room • Study • Kitchen/Dining room • Utility • Five bedrooms • Three bath/shower rooms (one en suite) • Cloakroom • Gardens with summer house • driveway parking

### Situation

Oak Tree Road is a centrally located residential street, ideally situated for access to the High Street, the river and the station all of which are about half a mile away. Being a popular location for young families, Marlow offers numerous schooling ranging from prep schools to secondary schools.

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

### Description

Arranged over three storeys and impeccably presented throughout this detached home unfolds from a central hallway across an impressive

2513 sq ft and benefits from underfloor heating.

On the ground floor a tremendous open plan kitchen/dining/family room wraps-around the rear of the accommodation to create an outstanding open plan space where engineered wood floors run cohesively underfoot. A log burner lends a cosy focal point to the sitting area and the superbly appointed kitchen is fully fitted with contemporary cabinetry topped. A matching central island adds delineation to the impressive layout and an expanse of sliding doors connects with the south-west facing garden. An impressive utility room sits discreetly hidden from view.

Wonderfully lit by bay windows with stylish shutters, an elegant reception room provides further space in which to relax and entertain and an additional study has the versatility to cater to your own needs. A cloakroom completes the ground floor.

The consistent design themes and wonderful attention to details continues upstairs where five outstanding bedrooms pepper the first and second storeys. Equally notable with soft neutral tones and ample natural light, they combine to provide an ideal measure of flexible accommodation. A great principal bedroom has a lovely en suite, and a second bedroom has a wealth of fitted







wardrobes. Together these five bedrooms share a hugely sophisticated family bathroom and additional shower room.

#### Outside

At the front of the property a brick paved driveway produces private off-road parking for several vehicles. Clipped shrubs and hedging frame tasteful landscaping generating evergreen colour and an inviting first impression.

To the rear, twin sets of contemporary sliding doors extend the kitchen/dining room out onto on a brilliantly broad paved patio making it effortlessly easy to step outside for al fresco entertaining. Encompassed by high hedging and fencing that lend plentiful privacy and seclusion, the south-west facing lawn gives children every opportunity to play in the sun. Borders of trees and shrubs give all year interest, and a raised terrace with space for a hot tub has a superior timber summer house.

#### Directions

From central Marlow proceed along Marlow Road/Spittal Street/A4155 and take the second exit at the roundabout onto Chapel Street. Turn left onto Wycombe Road and left again onto Oak Tree Road where the property will be on your left hand side.

#### Tenure

Freehold

#### Council Tax

Band = G

#### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.  
EPC Rating = C

#### Viewing

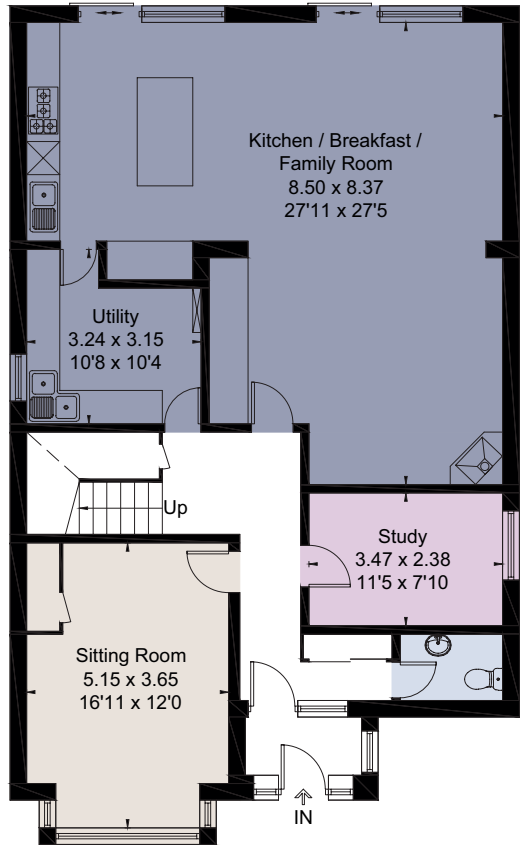
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Approximate Area 233.5 sq m / 2513 sq ft  
Including Limited Use Area (6.9 sq m / 74 sq ft)

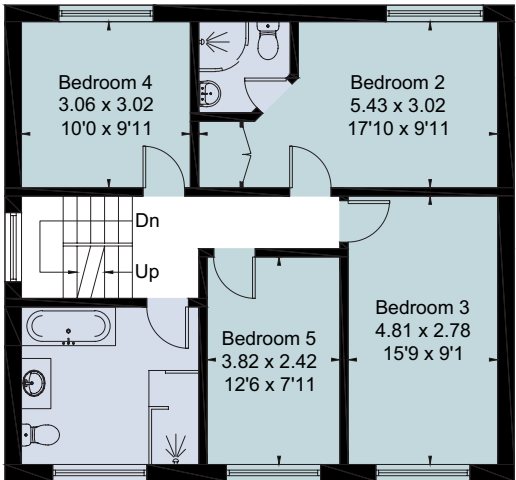
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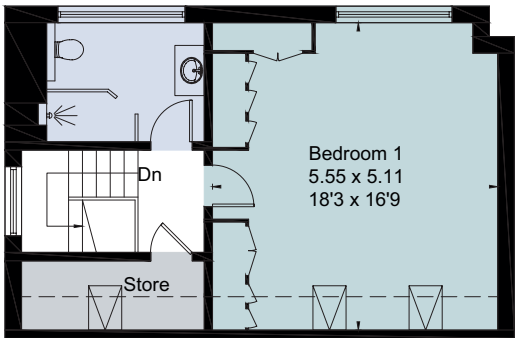


Ground Floor

 = Reduced head height below 1.5m

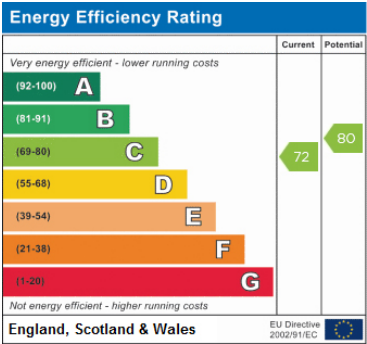


First Floor



Second Floor

For identification only. Not to scale. © 221010RM



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