



A handsome new build home with off-street parking

2 Westhorpe Road, Marlow, SL7 1LD

Guide £1,200,000 Freehold

savills

Entrance hall • sitting room • kitchen/dining/family room  
• four bedrooms • three bath/shower rooms • cloakroom  
• utility room • parking • garden

### Situation

Westhorpe Road is situated on a popular road to the east of Marlow town centre, ideally located for the High Street and the A404(M). 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 there are many leisure facilities locally including sailing and walking. 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

Situated on the eastern edge of Marlow with excellent access to the station and A404(M) is this recently completed four-bedroom property presented to an exceptional standard. The property features all the modern conveniences and is particularly noted for its attractive kitchen, which features stylish cabinetry, NEFF integrated appliances

and tall glazed bifold doors affording excellent natural light.

The generously proportioned accommodation has a traditional layout with a modernised floor plan better suited to the modern day, featuring a separate formal sitting room and a fantastic open plan family/dining/kitchen which has ample space for entertaining and also serves as the heart of the family home. The accommodation extends to a spacious 1584 sq ft across two floors, comprising an entrance hall with cloakroom/w.c. and storage cupboard, a sitting room with bay window and the open plan kitchen/family room to the rear, which has a useful adjoining utility room. The open plan space has bifold doors opening out the rear garden, creating a great space for entertaining. Upstairs there are four good-size double bedrooms arranged together, including a main bedroom with en suite shower room, a further en suite bedroom, two additional bedrooms and a family bathroom.



**Outside**

The house benefits from off-street parking for three cars to the front on a block-paved driveway. The rear garden is laid to lawn and includes a paved terrace which wraps around both sides of the house and the back of the property, creating a space for outside entertaining, plus a separate area of hardstanding to the rear suitable for a garden shed.

**Directions**

At the double roundabout at the bottom of the High Street take the exit onto Station Road and continue for 0.6 miles. Turn left onto Newtown Road and then take the second right onto Westhorpe Road, where the house will be on the right-hand side.

**Tenure**

Freehold

**Council Tax**

Band = E

**Energy Performance**

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

**Viewing**

Strictly by appointment with Savills.



**2 Westhorpe Road, Marlow, SL7 1LD**  
**Approximate Area** 147.2 sq m / 1584 sq ft  
**Including Limited Use Area** (2.6 sq m / 28 sq ft)

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**Richard Maby**  
 Savills Marlow  
**01628 481 373**  
 marlow@savills.com



Ground Floor

First Floor

For identification only. Not to scale. © 220713RM

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		107
A (92+)		
B (81-91)		84
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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