

Hamptons

INTERNATIONAL



Hill Farm Road, Marlow, SL7

4  2  3 

GUIDE PRICE

£1,100,000

(£1,100,000)

Property details



Key features

- **Entrance Hall with Stairs to First Floor**
- **Family Room**
- **Living Room**
- **Conservatory**
- **Kitchen/Breakfast Room**
- **Study/Office**
- **Cloakroom**
- **Principle Bedroom With Ensuite Shower**
- **Bedroom 2**
- **Bedroom 3**

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Description

Built in 2002, 70 Hill Farm Road is a substantial and well-arranged family home offering approximately 1,740 sq ft of internal accommodation, providing flexible living and working space, complemented by a detached garage and superb views. 70 Hill Farm Road, Marlow is a well presented, substantial and well-arranged family home offering approximately 1,740 sq ft of internal accommodation providing flexible living and working space, complemented by a detached garage and a garden shed. The front door opens to the reception hall which in turn provides access to the family room, living room, study/home office, cloakroom, kitchen and stairs to the first floor. The ground floor features a welcoming layout ideal for both everyday family life and entertaining. The family room is situated at the front of the house with doors through to the generous living room with log burner and doors leading through to a bright conservatory currently used as the dining room, creating an excellent flow of reception space. The well-proportioned kitchen/breakfast room was refitted in 2022 and enjoys direct access to the garden and provides ample space for informal dining. There are a range of contemporary wall and base units, breakfast bar with seating and integrated appliances including Neff gas hob, Bosch cooker hood, dishwasher, space for fridge freezer, space and plumbing for washing machine and Neff double oven. Additional ground floor benefits include a study/home office, a cloakroom, and useful coat/storage cupboard. Upstairs, the first floor offers four well-balanced bedrooms. The principal bedroom is particularly spacious with an ensuite shower room, with the remaining bedrooms well suited for family members or guests. The family bathroom with modern white suite, serves rest of the upstairs accommodation, ensuring practicality for a busy household. Outside Externally, to the front, the property benefits from a detached garage with power, light, up and over door and door for side access. There is also ample driveway parking. To the rear there is a generous garden, predominantly laid to lawn and offering a wonderful sense of space and privacy. A raised timber deck provides an ideal area for outdoor dining and entertaining, with ample room for seating and summer gatherings. The garden is bordered by mature hedging and fencing, creating a secluded setting, while established shrubs and trees add greenery and seasonal interest. Steps lead down to the main lawn, which extends towards the rear boundary and offers plenty of space for children to play or for keen gardeners to further landscape if desired. A garden shed is positioned towards the rear, ideal for storage or hobby use, and the overall plot enjoys an open aspect beyond providing superb views beyond, enhancing the feeling of light and space. Situation Situated on the sought-after Hill Farm Road, set within Marlow Bottom, a small community on the northern side of the riverside town of Marlow. The property enjoys a quiet residential setting while remaining conveniently close to Marlow town centre, local schooling at Burford Primary with Great Marlow School and Sir William Borlase Grammar School in Marlow for secondary education. The area offers all local amenities and has convenient transport links for the M40 at Handy Cross (junction 4) the location is ideal for access to the city and M25. Nearby Marlow also offers a wide variety of shops, boutiques, pubs and restaurants catering for all tastes. The River Thames offers delightful walks or the nearby Chilterns for country pursuits. Property Ref Number: HAM-63147



















Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor plan

Approximate Area = 1740 sq ft / 161.6 sq m
Garage = 185 sq ft / 17.1 sq m
Outbuilding = 61 sq ft / 5.6 sq m
Total = 1986 sq ft / 184.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement, 2nd Edition.

Location



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+44 (0)20 8618 4551

international@hamptons.co.uk

www.hamptons-international.com