

# Hamptons

INTERNATIONAL



**Seymour Plain, Marlow, SL7**

5  2  4 

GUIDE PRICE

**£1,450,000**

**(£1,450,000)**

## Property details

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### Key features

- **Detached family home extending to**
- **Prime position on the sought-after**
- **Versatile layout with multiple recep**
- **Kitchen with adjoining utility room**
- **Ground floor bedroom and study id**
- **Generous rear garden with patio an**
- **Ample off-street parking**
- **Close to Marlow town centre**

## Seymour Plain, Marlow, SL7

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**£1,450,000**

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## Description

A spacious and well-positioned detached home offering over 2,800 sq ft of versatile accommodation, set within a generous plot on the highly regarded Seymour Plain in Marlow. The property provides well-balanced and flexible living accommodation arranged over two floors, ideal for both family living and entertaining. The property has undergone extensive modernisation to include new heating system, electrics, roofs, decoration, kitchen, and bathrooms. The ground floor is centred around a welcoming entrance hall, leading through to a substantial sitting room and a separate dining room, both offering good proportions and natural light. The kitchen is positioned to the rear, overlooking the garden, and is complemented by a utility room providing additional practical space. A notable feature is the impressive snooker room, offering a unique and sizeable reception area with potential for a variety of alternative uses, subject to a buyer's requirements. In addition, there is a large study / 5th bedroom to the front, ideal for home working or guests staying, along with a ground floor bedroom and cloakroom facilities. To the first floor, the principal bedroom benefits from generous proportions with the benefit of an ensuite and is served by two further well-proportioned bedrooms and a family bathroom. Outside the property is approached via a large private driveway, providing ample off-street parking for multiple vehicles. To the rear, the garden is mainly laid to lawn and offers a high degree of privacy. The space is ideal for families and outdoor entertaining, with a patio area directly accessed from the house. A garden shed and established planting further enhance the outdoor setting. Overall, the plot offers excellent scope for landscaping or extension (subject to the usual planning consents). Situation Seymour Plain is a highly regarded residential setting within easy reach of the centre of Marlow, one of Buckinghamshire's most sought-after riverside towns. Marlow offers an excellent range of amenities including independent boutiques, cafes, and restaurants, along with the scenic River Thames and Higginson Park providing beautiful open spaces for walking and leisure. The area is particularly well regarded for schooling, including Sir William Borlase's Grammar School, Great Marlow School and a selection of well-regarded primary schools, as well as access to a number of private schools in the surrounding area.

Property Ref Number: HAM-63997



















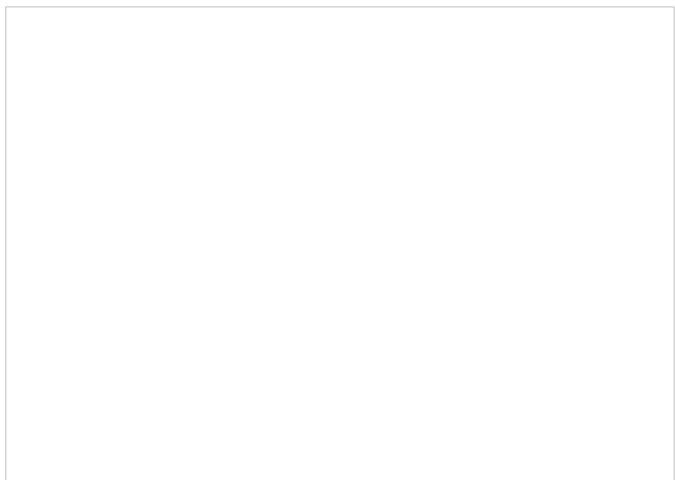












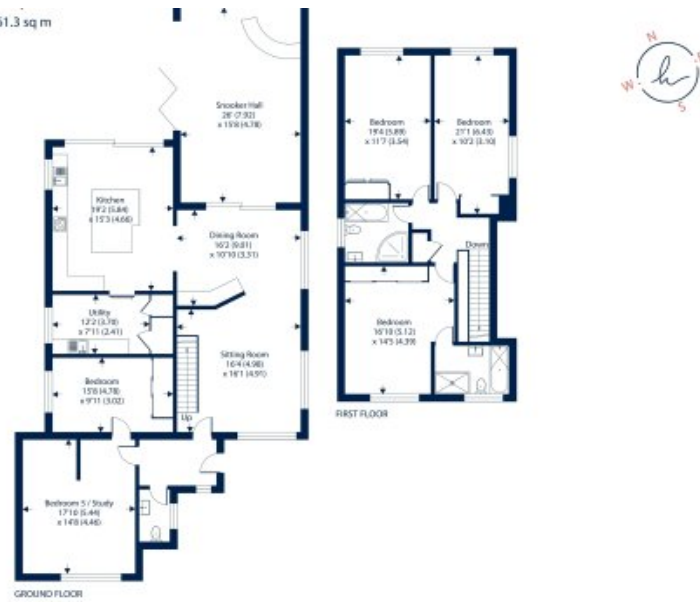




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Floor plan

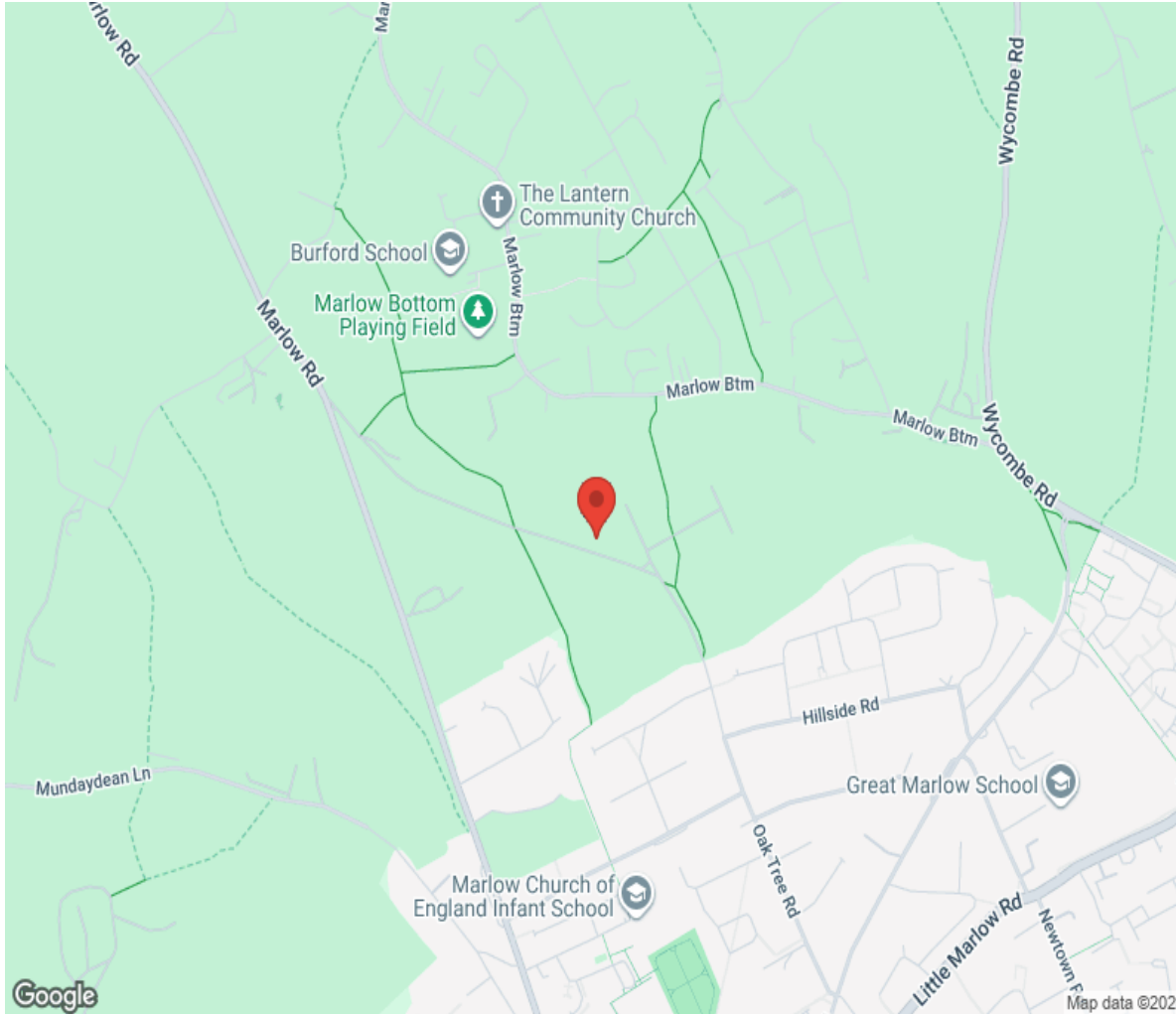
Approximate Area = 2813 sq ft / 261.3 sq m  
For identification only - Not to scale



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

# Location

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