

Hamptons

INTERNATIONAL



Badgebury Rise, Marlow Bottom, Marlow, SL7

4  2  2 

GUIDE PRICE

£970,000

(£965,000)

Property details



Key features




- **Approx. 1**
- **894 sq ft of internal space**
- **Four bedrooms across two floors**
- **Large kitchen/dining room**
- **Sun Room overlooking the garden**
- **Separate study/home office**
- **Flexible ground floor bedroom with**
- **Garden**
- **Spacious Driveway.**

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Description

A Beautifully Balanced Home for modern living. Set within a peaceful residential location, this impressive four-bedroom home offers approximately 1,894 sq ft (175.9 sq m) of thoughtfully arranged accommodation. Designed with both comfort and versatility in mind, the property seamlessly blends generous living spaces with practical family-friendly features. This beautifully presented home has been thoughtfully designed and is ideal for living & entertaining. At the heart of the home lies a spacious open-plan kitchen/dining room, ideal for everyday family life and entertaining alike. There are a range of modern units, with integrated appliances including oven, dishwasher, oven hob and hood. With excellent proportions and direct access to adjoining spaces, this area creates a natural hub for gatherings. A substantial sitting room provides a relaxing retreat, filled with natural light and offering ample space for both seating and entertaining. To the rear, a charming sun room extends the living space further, perfect for enjoying garden views year-round. Additional ground floor highlights include a well-planned entrance hall with with stair access to the first floor and convenient cloakroom/WC. A dedicated study, ideal for home working and a ground floor bedroom with ensuite shower room, offering flexibility for guests or multi-generational living. Upstairs, the property continues to impress with three well-proportioned bedrooms. The principal bedroom offers generous dimensions and built-in storage, while two further bedrooms provide flexible accommodation for family, guests, or additional workspace. A family bathroom serves this level, thoughtfully positioned for convenience. The property has lapsed planning permission to further extend the first floor to create another bedroom and ensuite if needed. Outside The beautifully maintained rear garden enjoys a sunny aspect, making it a wonderful spot for relaxing throughout the day. Mainly laid to lawn with landscaped patio areas and established boundaries and hedging provides both privacy and a peaceful atmosphere. There is a seating terrace directly outside the sun room perfect for morning coffee or evening drinks, al fresco meals and summer gatherings. The patio houses an electric awning providing shelter from sunshine and showers. There is a spacious paved driveway to the front provides ample off street parking. Situation Set within Marlow Bottom, a small community on the northern side of the riverside town of Marlow, the area offers all local amenities and well regarded local schooling at Burford Primary with Great Marlow School and Sir William Borlase Grammar School in Marlow for secondary education. Convenient 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-64805

















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

Floor plan

Approximate Area = 1894 sq ft / 175.9 sq m
For identification only - Not to scale



Floor plan produced in accordance withRICS Property Measurement 2nd Edition.

Location



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