

SIMMONS & SONS

ESTATE AGENTS AND VALUERS • INDEPENDENT SINCE 1802

1 HIGH STREET, MARLOW, BUCKINGHAMSHIRE, SL7 1AX.
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**MATIN DE BRUME, 4 BARN FARM
OAK TREE ROAD, MARLOW, BUCKS SL7 3EB**



PRICE GUIDE ... £575,000 ... FREEHOLD

BUILT ABOUT 25 YEARS AGO IN THE GROUNDS OF A PERIOD FARM HOUSE THIS DETACHED FAMILY HOME SITS IN A PEACEFUL AND PRIVATE COURTYARD DEVELOPMENT OF JUST FIVE HOUSES AND IS CONVENIENTLY SITUATED FOR LOCAL SHOPPING AMENITIES AND MARLOW TOWN CENTRE, WHICH IS JUST A HALF MILE AWAY. THE PROPERTY IS EXTREMELY WELL PRESENTED AND HAS BEEN UPDATED TO A HIGH STANDARD BY THE CURRENT OWNERS WITH THE ADDED BENEFIT OF A SECLUDED WEST FACING GARDEN AND IS WITHIN CATCHMENT OF SANDYGATE AND HOLY TRINITY SCHOOLS

ENTRANCE HALL, CLOAKROOM, LIVING ROOM, KITCHEN, THREE BEDROOMS, BATHROOM, GAS FIRED RADIATOR CENTRAL HEATING, DOUBLE GLAZED WINDOWS, GARAGE AND PARKING

BERKSHIRE

• BUCKINGHAMSHIRE

• HAMPSHIRE

• OXFORDSHIRE

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SITUATION: Built about 25 years ago in the grounds of a period farm house, this detached family home sits in a peaceful and private courtyard development of just five houses and is conveniently situated for local shops, schools and Marlow town centre which is just a half mile away. Marlow is a charming and historic town set on the banks of the River Thames and is surrounded by beautiful countryside. It is a perfect place for enjoying the river, shopping with a difference, walking around historical buildings, or taking part in the many sports and recreational activities available within the local area. The railway station in Marlow provides access to London (Paddington via Maidenhead) and access to the M4 and M40 is within a short drive. Excellent schools for children of all ages are available in Marlow and surrounding districts.

DIRECTIONS: From the offices of **Simmons & Sons** of Marlow proceed out of Marlow along Spittal Street crossing the mini-roundabout into Chapel Street. Take the first turning left into Wycombe Road and left into Oak Tree Road. Continue along this road passing Oak Tree Avenue on your left. As you pass the small parade of shops on your right turn immediately left into Barn Farm private development. A representative of Simmons & Sons will meet you outside the property.

ACCOMMODATION COMPRISES: (All measurements are approximate)

GROUND FLOOR:

Double glazed front door

ENTRANCE HALL: Oak wood flooring, central heating thermostat, stairs to first floor with under-stairs storage cupboard

CLOAKROOM: Refitted by the current owners with a white two piece suite comprising low level w.c., wash hand basin, tiled walls, automatic extractor fan, tiled floor

SITTING ROOM: 13'7" x 12'2" Double aspect, double glazed picture window and sliding door to patio and garden, television aerial points, dimmer light switch, radiator, central light with dimmer switch

KITCHEN/DINING ROOM: 18'7" x 10'6" Double aspect room, re-fitted by the current owners with an Optiplan kitchen comprising double Villeroy and Boch butler style sink with chrome three way tap with drinking water option, cupboards below, further range of cream Shaker-style eye-level with under-lighting and base units with granite worktop surfaces over, complementing chrome fittings, extensive range of integrated appliances to include Bosch washing machine, wine cooler, Bosch eye-level grill and electric oven, Bosch dishwasher, space for large American-style fridge, Die Dietrich induction hob with

chrome extractor hood with light above, down-lighters in the kitchen with a dimmer switch, oak wooden floor, window to the front, doors to rear patio area and garden

FIRST FLOOR:

LANDING: Window to rear, radiator, access to loft (which we understand is part-boarded with light and has access via a ladder), door to airing cupboard housing hot water tank

BEDROOM 1: 12'11" x 9'1" (excluding wardrobes) Front aspect, range of Sharps built-in wardrobes with sliding doors, radiator

BEDROOM 2: 15'5" x 8'1" Front aspect, built-in double wardrobe, radiator, central light

BEDROOM 3: 10'6" x 7'1" Rear aspect, radiator

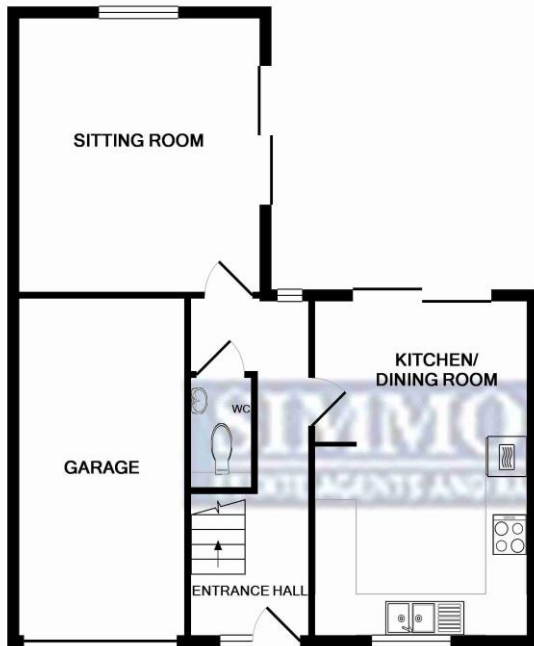
BATHROOM: Re-fitted by the current owners, attractive three piece suite in white with chrome fixtures comprising double-ended bath with Aqualisa power-shower above, concertina folding shower screen, fully tiled walls and floor, bathroom cabinet with shaver point and light, built-in cupboard, doors to access large eaves storage, down-lighters, chrome ladder style radiator

OUTSIDE:

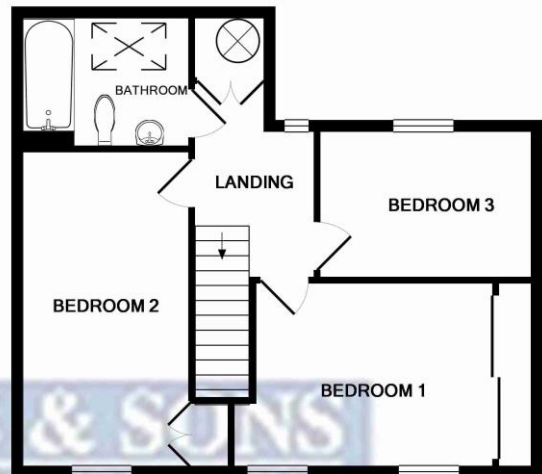
INTEGRAL GARAGE: 16' x 8'1" Up-and-over door, housing meters, water softener, water tap, central heating boiler, light and power

Further lawned area and raised pebble patio area. Raised flowerbed, side access to the front of the property, outside lighting

REAR GARDEN: An attractive feature of this property is the west facing private and secluded garden with a selection of well-established shrubs, patio area immediately accessed via the kitchen and the lounge.



GROUND FLOOR
APPROX. FLOOR
AREA 579 SQ.FT.
(53.8 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 479 SQ.FT.
(44.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1058 SQ.FT. (98.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

NOTE: We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey and it is not our firm's policy to test services and domestic appliances, so we cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

VIEWING: BY PRIOR APPOINTMENT WITH THE VENDORS AGENTS
SIMMONS & SONS OF MARLOW TEL: (01628) 484353

Ref: MS2762

