



 **FINE & COUNTRY**

25 Marlow Road
High Wycombe, Buckinghamshire, HP11 1TA

25 Marlow Road

A beautifully presented and substantially extended five-bedroom family home, offering approximately 2,445 sq ft of versatile accommodation, a generous private garden and an exceptional outdoor entertaining space, all in one of High Wycombe's most sought-after locations.

Ground Floor

Entrance Hallway

Sitting Room

Family Room

Study

Kitchen/Breakfast Room

Separate Utility

Dining Room

Downstairs WC

First Floor

Principal Bedroom With En-Suite

Bedroom Two With Built In Wardrobes

Bedroom Three With En-Suite

Bedroom Four With Storage

Bedroom Five

Family Bathroom

Outside

Ample Driveway Parking

Garage

Summer House

Large Private Rear Garden







This impressive family home combines generous proportions with a high standard of presentation, having been thoughtfully updated by the current owners to create a comfortable and highly versatile home. The heart of the property is undoubtedly the beautifully appointed kitchen/breakfast room, which has been designed around a large central island and provides an excellent space for both everyday family life and entertaining. The kitchen opens into a generous adjoining living/dining area, creating a wonderfully sociable space, with roof windows bringing in an abundance of natural light.

The ground floor offers an excellent range of reception and working spaces, including a separate dining room, sitting room, family room, study and utility room, together with a snug and integral garage. This flexibility makes the property particularly well suited to modern family living, with plenty of options for home working, entertaining and relaxing. Upstairs are five bedrooms, including a particularly generous principal bedroom with en-suite facilities, alongside four further bedrooms and additional family bathroom and 2nd en suite to another bedroom. Outside, the property continues to impress.

The large rear garden is beautifully established and offers an excellent degree of privacy, with a substantial lawn surrounded by mature borders and planting. A real highlight is the covered and heated outdoor entertaining area, providing a fantastic space for entertaining with family and friends throughout the year. There is also a hot tub, creating what is effectively an additional outdoor leisure space. A useful detached summer house/outbuilding provides further flexibility, while the generous driveway and integral garage provide excellent off-road parking.

The location is another major attraction. Marlow Road is an extremely popular residential location, ideally positioned for access to everything High Wycombe has to offer. High Wycombe town centre is within easy reach and provides an extensive range of shops, restaurants, cafés, bars and leisure facilities, while High Wycombe mainline railway station offers direct services into London Marylebone, making this an excellent choice for commuters. For families, the property is particularly well placed for some of the area's most sought-after schools, being just a short distance from both John Hampden Grammar School and Wycombe High School. Road connections are equally impressive, with Junction 4 of the M40 readily accessible, providing convenient links towards London, Oxford and the wider motorway network.

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Agents Note

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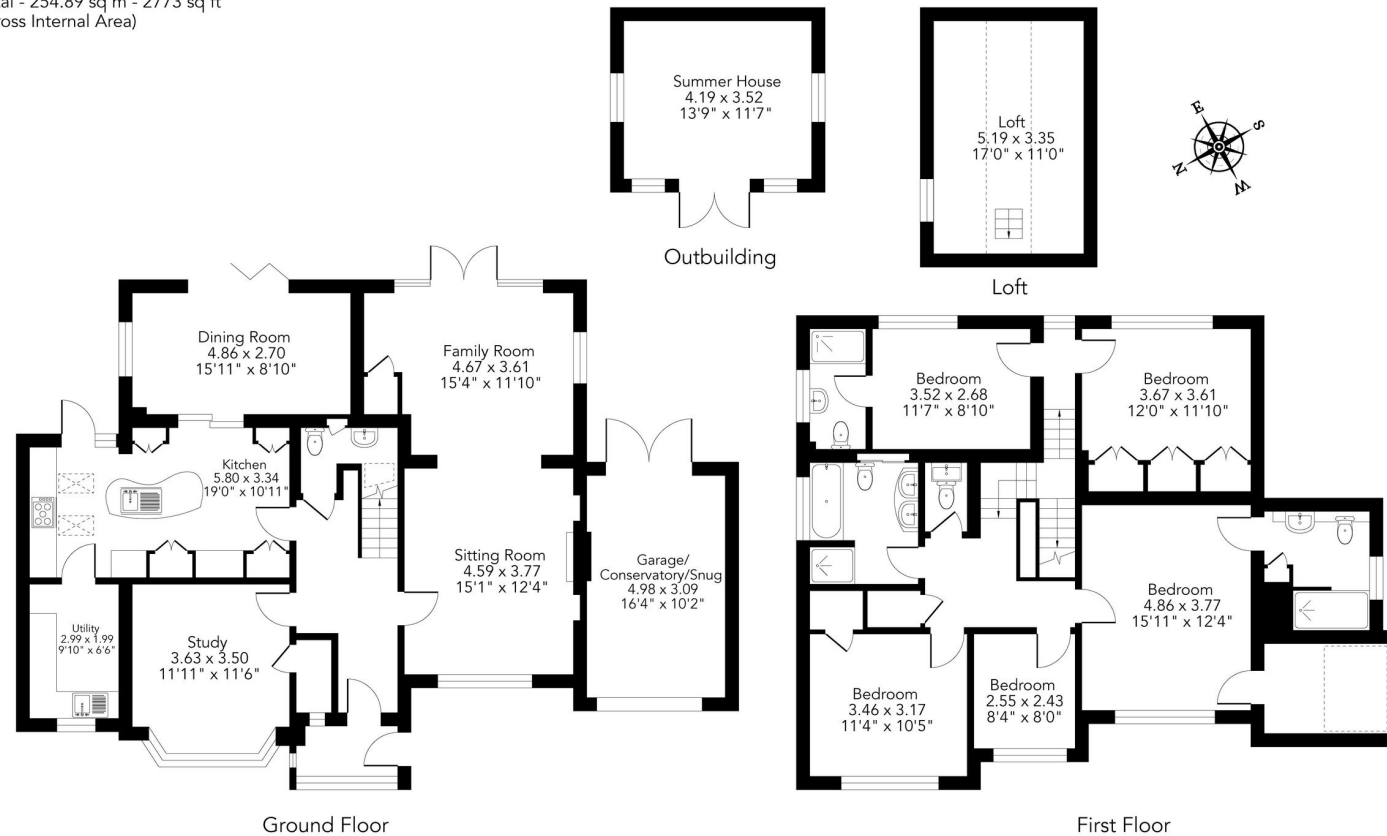


APPROXIMATE FLOOR AREA

House - 224.39 sq m - 2445 sq ft
 Garage - 15.38 sq m - 165 sq ft
 Outbuilding - 15.12 sq m - 163 sq ft
 Total - 254.89 sq m - 2773 sq ft
 (Gross Internal Area)

NOT TO SCALE

This plan is for illustration purposes only



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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