



13 Squirrel Rise, Marlow Bottom, Marlow, Buckinghamshire, SL7 3PN



Property Features

- An opportunity to create a special family home
- Tucked away location
- Scope for improvements and extension (STPP)
- 5 minute walk to Burford School
- Close to woodland walks and village amenities
- No Chain Above

Full Description

This rarely available 3-bedroom detached family home, now seeking only its second owner, occupies a superb cul-de-sac position with stunning panoramic views. Whilst the property would benefit from modernisation and improvement, it offers excellent potential for extension (subject to planning permission) to create a larger family home perfectly suited to growing needs. Many neighbouring properties have already been significantly extended and transformed, with long-term residents enjoying this quiet, established location for decades.

The ground floor offers an entrance hall, sitting/dining room, kitchen, family bathroom, and a versatile third bedroom/office/playroom. On the First floor are two generous double bedrooms, both with useful eaves storage. Outside: The private rear garden is arranged over two levels and enjoys a peaceful outlook. There is a single garage and additional off-road parking. This home is offered with No Chain above.

Situated on the popular Squirrel Rise in Marlow Bottom, this home is perfectly positioned for family life. Burford School is just a 5-minute walk away, with local village amenities also within easy strolling distance, including a highly regarded Italian restaurant, coffee shop, pharmacy, convenience store, and the popular Rebellion Brewery. The area offers a true village feel with beautiful surrounding woodland walks right on the doorstep.

Just a 10-minute drive away lies the prestigious riverside town of Marlow, renowned for its vibrant high street with an excellent selection of independent shops, cafés and restaurants. Highlights include The Ivy Marlow Garden and Tom Kerridge's two-Michelin-starred 'The Hand & Flowers' on West Street. The town also benefits from highly regarded schooling, including Sir William Borlase's Grammar School and Great Marlow School.

Excellent Commuter Links

For those travelling further afield, Marlow Station provides services to London Paddington (via Maidenhead and the Elizabeth Line), while High Wycombe Station offers direct trains to London Marylebone. The M40 (J4 Handy Cross) is under 3 miles away and the M4 (J8/9 Maidenhead) is approximately 9 miles, making access to London, Oxford and Heathrow extremely convenient.

EPC 56 D
Council Tax Band E






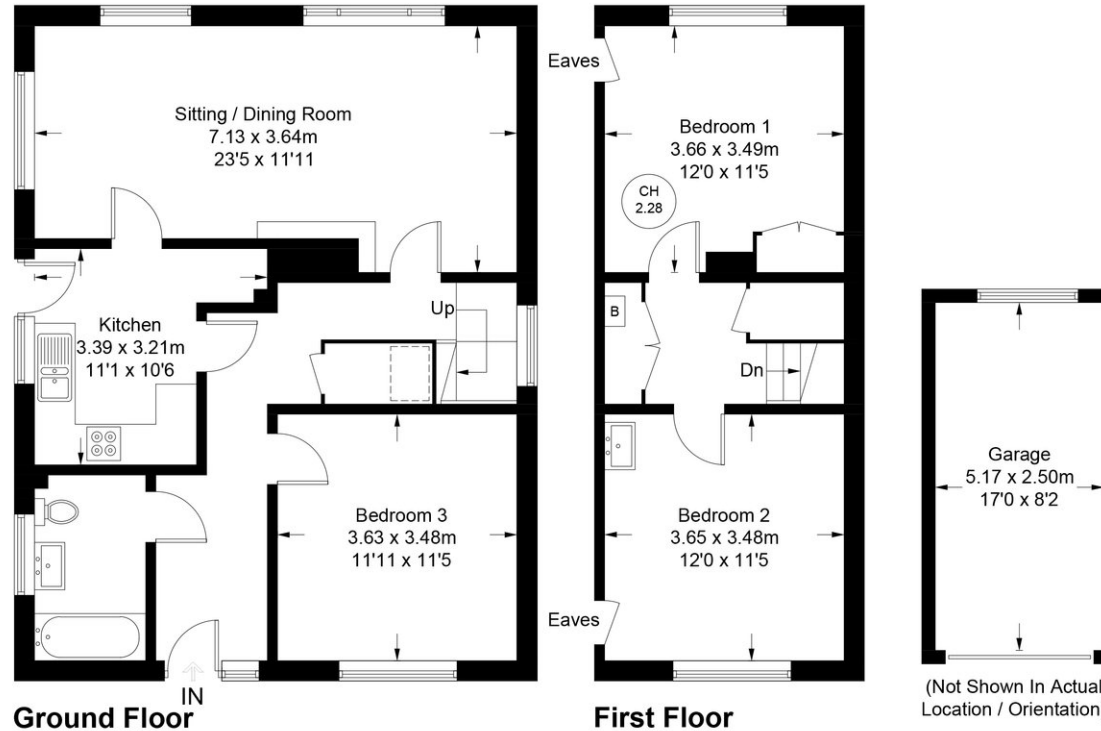
Squirrel Rise

Approximate Gross Internal Area
Ground Floor = 67.5 sq m / 726 sq ft
First Floor = 33.4 sq m / 359 sq ft
Garage = 12.9 sq m / 139 sq ft
Total = 113.8 sq m / 1224 sq ft



 = Reduced headroom below 1.5m / 5'0

 = Ceiling Height



Floor Plan produced for Kingshills by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy 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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