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Bethwin Cottage, Marlow Road, Little Marlow Buckinghamshire SL7 3RS

**CHARMING DETACHED CHARACTER COTTAGE: POPULAR BUCKINGHAMSHIRE VILLAGE
ENTRANCE HALL: SITTING ROOM: STUDY/FAMILY ROOM/THIRD BEDROOM
CONSERVATORY: GROUND FLOOR BATHROOM: TWO DOUBLE BEDROOMS
FIRST FLOOR NIGHT CLOAKROOM: FABULOUS REAR GARDEN
SOUTH FACING REAR ASPECT: DETACHED GARAGE: AMPLE PARKING
NO ONWARD CHAIN: COUNCIL TAX BAND F: EPC RATING E**



An attractive detached characterful cottage, full of charm, benefitting from a southerly rear aspect and being offered to the market for the first time in over 40 years with no onward chain, plenty of potential and within walking distance of The River Thames.

The ground floor accommodation comprises of a welcoming entrance hall with an attractive fireplace and an open tread stair case to the first floor. The sitting room enjoys a lovely exposed brick open fire place and the study/family room may also be suitable as an occasional third bedroom. There is a conservatory leading out to the garden and the kitchen is fitted with an extensive range of cupboards and drawers with plenty of space for a table.

On the first floor there are two double bedrooms plus a night cloakroom. The bathroom is located on the ground floor.

A particular feature of this lovely home is the south facing rear garden that is partly walled and mainly lawn with mature flower and shrub borders. To the side of the property is a driveway with wooden gates providing ample parking leading to a detached brick built garage with storage above.

Little Marlow is a charming Buckinghamshire village on the edge of The Chilterns, adjacent to Bourne End where excellent communication links via road and rail to Central London can be found. The County is renowned for its choice and standard of state and private secondary schools and is one of the few to maintain grammar schools including The Royal Grammar School, Sir William Borlase's and Wycombe High School. There are various sporting facilities and opportunities locally including golf at Beaconsfield, and Sailing at Upper Thames Sailing Club and Cookham Reach.

Travel time by Rail (from Bourne End Station) Marlow - 8 mins | Reading - 29 mins | London Paddington - 35 mins - ELIZABETH LINE

HMRC Anti Money Laundering

Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR

GUIDE PRICE . . . £725,000 . . . FREEHOLD

The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

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Viewing By Appointment
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Note: These particulars are produced in good faith, having been prepared as a general guide. Hunt & Nash give notice that they do not constitute any part of a contract. We have not carried out a survey, nor tested the services, appliances and specific fittings if any. Room sizes should not be relied on for carpets and furnishings.

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