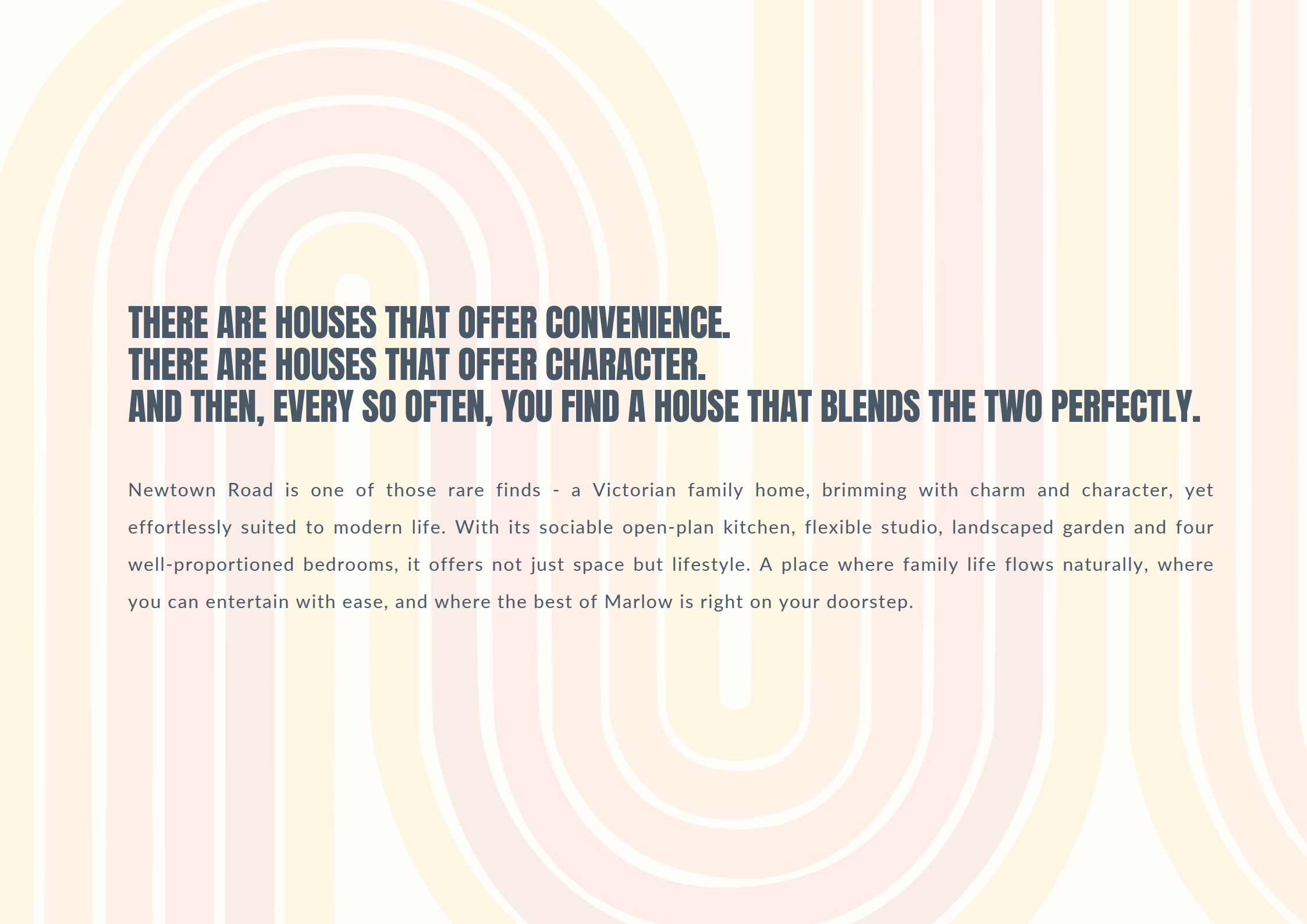




**NEW
TOWN
ROAD
MARLOW**



**VICTORIAN CHARACTER
MODERN FAMILY LIVING
ALL IN THE HEART OF MARLOW**



**THERE ARE HOUSES THAT OFFER CONVENIENCE.
THERE ARE HOUSES THAT OFFER CHARACTER.
AND THEN, EVERY SO OFTEN, YOU FIND A HOUSE THAT BLENDS THE TWO PERFECTLY.**

Newtown Road is one of those rare finds - a Victorian family home, brimming with charm and character, yet effortlessly suited to modern life. With its sociable open-plan kitchen, flexible studio, landscaped garden and four well-proportioned bedrooms, it offers not just space but lifestyle. A place where family life flows naturally, where you can entertain with ease, and where the best of Marlow is right on your doorstep.

A STORY BEGINS AT THE DOOR

Step up to the traditional façade and cross the threshold. At once, the sense of history is present - originally built in 1895, tall ceilings, original features, and that unmistakable Victorian presence. But far from being a museum piece, this is a home that feels lived-in and loved, its spaces adapted for the way families want to live today.

The front sitting room is your first encounter. A beautifully proportioned space where the original fireplace still holds court, it immediately grounds the home with a sense of heritage. Sunlight spills through the sash-style window, dancing across wooden floors. By day, it is bright and welcoming; by evening, it becomes a cocoon of calm, ready for films, conversation, or simply curling up with a book.





THE SOCIAL HEART

Flow deeper into the home and the mood shifts. Here, old and new converge. The large, open-plan kitchen diner is a revelation, filled with natural light, the airiness accentuated by bi-fold doors that open to connect seamlessly with the garden.

This is the place where mornings begin, where after-school chatter fills the air, where weekend brunch turns into afternoon board games. A broad island anchors the room, making it the perfect place to perch with a coffee while the children do homework or friends gather with a glass of wine as dinner is prepared and it benefits from underfloor heating.





Every detail here works hard for family life - integrated appliances, ample storage, easy flow between cooking, eating and lounging zones. There's the added bonus of a large utility room providing plentiful storage and opportunity to keep noisy washing machines at bay from day to day life. This space also includes a downstairs W.C. and direct access to the garden to keep muddy boots or wet paws clear from the rest of the house.





GARDEN ESCAPES

Outside, the garden has been thoughtfully landscaped to create both beauty and function, with a clever irrigation system and outdoor lighting. Step out on to the decking, perfect for long summer suppers, with space for a large dining table, string lights above, and perhaps even an outdoor kitchen.



Beyond, the lawn stretches out - a safe, level space for children and pets to play. Bordering planting provides privacy and seasonal interest, from spring blossom to autumn colour. It is a garden designed for all ages - sociable, practical and serene.









At the far end lies one of the home's hidden treasures: the studio. This is where the house flexes to meet your needs. Today it might serve as a dedicated office, tomorrow as a fitness studio, later as a teenager's retreat. Its size and separation from the main house make it incredibly versatile. Attached to it is the garage, cleverly fitted with Garageflex installation for maximum storage capacity, and to the front, additional parking - invaluable in such a central Marlow location.



UPSTAIRS REST AND RETREAT

Climb to the first floor and discover three bedrooms, each light and well-proportioned. One is currently arranged as a home office, demonstrating just how easily the house adapts to different stages of family life.

The family bathroom on this level brims with charm. A stained glass window, a rare and beautiful Victorian touch, filters light into the space, adding colour and character to everyday routines.



TOP FLOOR HAVEN

At the very top of the house, tucked beneath the eaves, lies a suite that feels private and self-contained. With plentiful built-in storage, it is practical as well as peaceful. Teenagers will love it as their own hideout, while guests will appreciate its comfort and privacy. With a W.C. just across the landing, it functions almost like a separate apartment within the home - giving everyone their own space when they need it.



A HOME THAT GROWS WITH YOU

What makes Newtown Road special is not simply the number of rooms, but the way they can adapt to your needs. Work from home? The studio or one of the bedrooms makes a quiet office. Love entertaining? The open plan kitchen and landscaped garden are made for it. Need storage? The garage, eaves, and cleverly designed cupboards keep everything organised. This is a home that evolves as you do, ready for new chapters, new routines, and new memories.





THE MARLOW LIFESTYLE

Beyond your own front door, Marlow itself adds to the allure. Few towns strike such a balance of charm, convenience and community.

A short stroll takes you to the High Street, where boutiques, coffee shops and restaurants line the pavements. From casual dining at The Coach to fine dining at The Hand & Flowers, culinary adventures are always close at hand. Independent shops sit alongside high street names, while weekly markets and seasonal festivals create a sense of vibrancy year-round.

The Thames runs like a silver thread through the town, with Higginson Park offering riverside walks, play areas and a cultural hub for events. Fitness fans can join The Marlow Club or take to the water for paddleboarding, rowing or sailing. Families will value the highly regarded local schools, including Sir William Borlase's Grammar and Spinfield Primary. And when work calls, the station is within walking distance, connecting via Maidenhead to London Paddington and the Elizabeth Line. Road links to the M40 and M4 are within easy reach, putting Heathrow and London well within your grasp.



WHERE TO GO WHEN YOU NEED...



Milk: There is a local newsagents just steps away and Sainsbury's local on Marlow high street is within easy walking distance.



Sport/Fitness: The Marlow Club is highly sought after for a premium wellness experience and there are a huge variety of classes, bootcamps and personal trainers provided offerings locally. Court Garden Leisure Complex in Higginson Park also has a wide range of activities from swimming, to climbing and fencing.



Weekly Shop: Waitrose in High Wycombe is just a 7 minute drive away.



Schools: There are impressive choices for both grammar and non-selective schools, including Sir William Borlase which has been consistently rated as Outstanding and Spinfield Primary.



Dinner / Drinks: Marlow high street is a 10 minute walk, one of the most notoriously 'foodie' destinations in the country. With Michelin star offerings from Tom Kerridge and Atul Kochar, as well as popular chains such as Piccolino and a variety of independents, there's something to suit everyone and every budget.



Train Stations: Marlow train station is a 3 minute walk away, linking to Maidenhead station for direct trains to London Paddington in just 20 minutes.



Golf: A 10 minute drive is Harleyford Golf Club. Set within the beautiful private Harleyford country estate, which dates back to the 12th century, Harleyford Golf Club enjoys a magnificent setting on the north bank of the River Thames, where the fairways nestle in a generous 160-acre tract, close to the impressive Grade 1 Listed Georgian Manor House and its riverside moorings.

THE FINER DETAILS

Square Footage 2,515 sq ft / 234 sq metres

EPC D

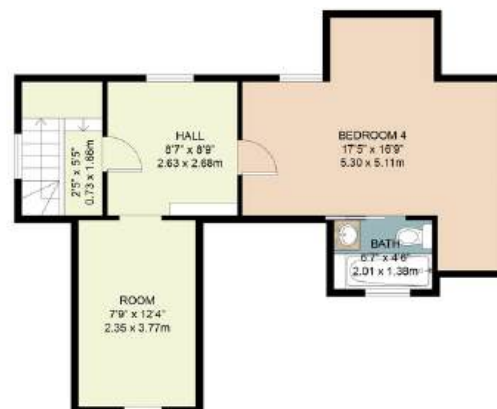
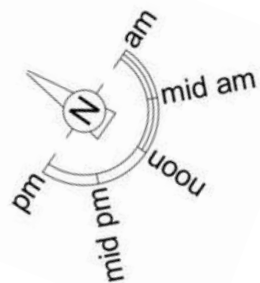
Council Tax Band G

Heating Gas

Distances
4 miles to M40 J4
7 miles to M4 J8/9
22 miles (30 mins) to Heathrow

Local Authority South Buckinghamshire District Council





APPROXIMATE GROSS INTERNAL AREA
 STUDIO GARAGE = 32 sq m / 342 sq ft
 GROUND FLOOR = 105 sq m / 1,130 sq ft
 FLOOR 1 = 71 sq m / 764 sq ft
 FLOOR 2 = 26 sq m / 279 sq ft
 TOTAL = 234 sq m / 2,515 sq ft

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

Newtown Road, Marlow



To view the video



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What Three Words: [///cope.fancy.bordering](https://www.threewords.co.uk/cope.fancy.bordering)