



Saltings Barn, Pound Lane, Little Marlow



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Saltings Barn is a stunning property that combines modern luxury with rural charm. It is approached via a long driveway lined with six magnificent oak trees. An electric gate ensures a sense of privacy and exclusivity.

The front of the property features a seating area and ample parking, enhanced by tasteful lighting. The semi-rural location provides easy access to nearby towns such as Marlow, Bourne End, High Wycombe, and Beaconsfield. Local conveniences include a farm shop and fishmonger at Emmetts Farm, just a short walk away, as well as two dining village pubs.

Inside, the entrance leads into a warm and welcoming living room, featuring a charming window seat set into a box bay window with built-in storage underneath. Amtico flooring extends throughout the space, and a remote-controlled gas fire adds warmth.

The ground floor also includes a versatile room that can serve as either a third bedroom or a study, providing flexible living options to suit your needs. There is an adjacent shower room, which makes this area perfect for guests. This features a large enclosed shower cubicle, a floating wash hand basin inset in to vanity unit with storage beneath, and a discreet cupboard with plumbing for a washing machine and dryer.

There is a further study/home office accessed from the kitchen area.

The kitchen is the heart of the home, designed by Davenport and centred around a stylish island. Bespoke hand-painted base and wall units are topped with a sleek quartz worktop. High-end appliances, including a fridge/freezer, drinks fridge, dishwasher, Rangemaster oven with induction hob, and boiling water tap.





A larder cupboard with wooden shelves and drawers offers additional storage. Underfloor heating ensures the kitchen remains cosy during cooler months.

Bi-fold doors open seamlessly from the kitchen to the beautiful garden.

Upstairs, there are two spacious double bedrooms with bespoke built-in wardrobes. Eaves storage runs behind the wardrobes and on the opposite sides of each room, offering ample space for storage.

A wardrobe cupboard is also located on the landing for added convenience. The family bathroom comprises a modern suite with underfloor heating, a panelled bath, double wash hand basin, close coupled WC, and a heated towel rail.

The private rear garden is delightful and fully enclosed; perfect for outdoor dining or relaxation. It features a patio, seating area, a garden shed for extra storage and side access.

Saltings Barn offers a contemporary lifestyle in a peaceful, semi-rural location, combining elegant interiors with practical modern amenities.

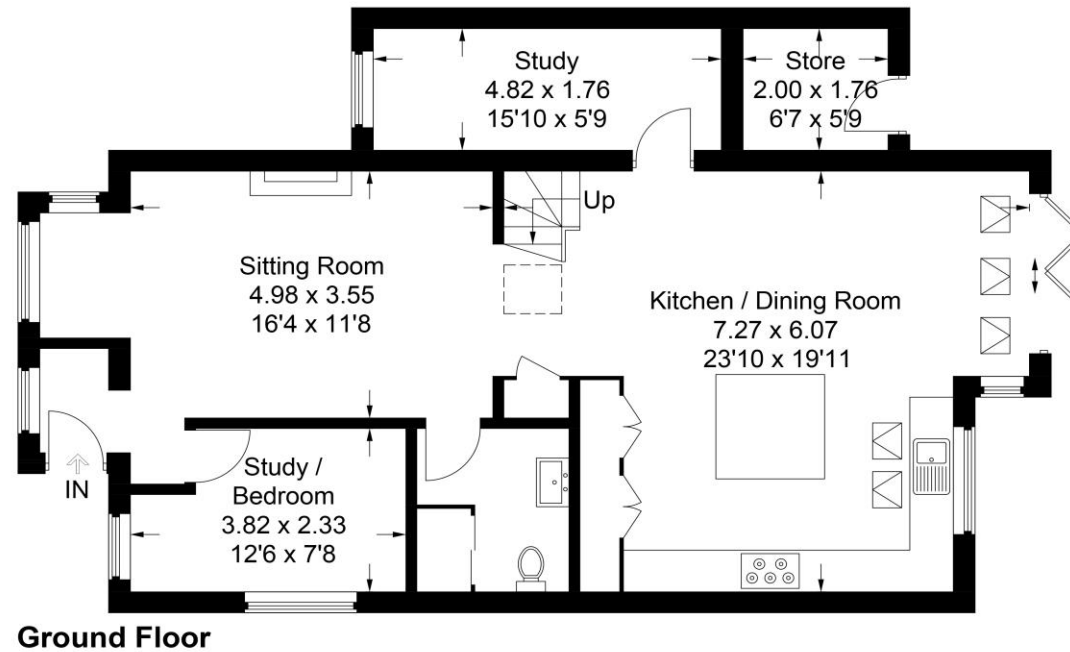
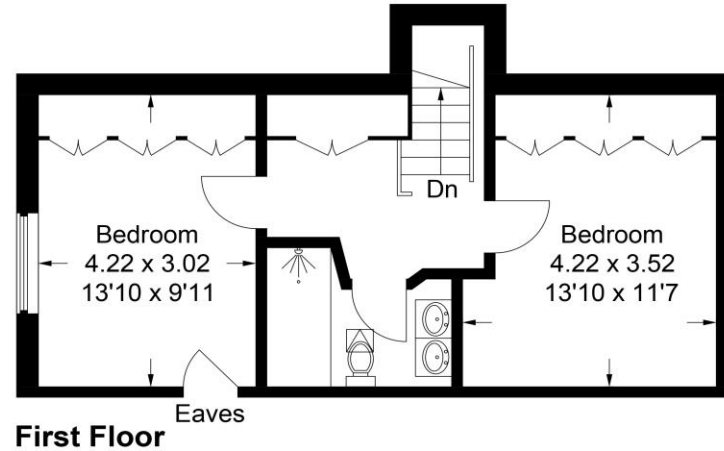
Tenure: Freehold

Council Tax Band: B

EPC: TBC



Approximate Gross Internal Area
Ground Floor = 86.4 sq m / 930 sq ft
First Floor = 40.3 sq m / 434 sq ft
Store = 3.6 sq m / 39 sq ft
Total = 130.3 sq m / 1,403 sq ft



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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