

# Winterdown

*Cookham Dean, Berkshire*



WINTERDOWN



*A beautifully designed family home  
extended and improved by the owners  
in a wonderful position with rural views.*







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## Winterdown Cookham Dean, Berkshire

### Mileages

Marlow Station – 2.8 miles; A404 Marlow Bypass to M40 (Junction 4) – 7 miles; Rail Link to Paddington via Maidenhead; Rail Link to Marylebone via High Wycombe; Heathrow Airport – 18.8 miles (Distances are approximate)

### Accommodation

Main house – Reception hall, drawing room, snug/study, kitchen/ breakfast/family room, play room, utility room, cloakroom

First floor – Master bedroom suite: bedroom, bathroom and two dressing rooms, three further ensuite bedrooms

Second floor – Two further bedrooms, one with ensuite bathroom (guest suite/annexe)

### Outside

Gated driveway parking, heated swimming pool, double detached garage, landscaped gardens and grounds

In all about 4,268 sq ft on 1 acre (0.4 hectares)



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## Description

This outstanding family house, sits within landscaped gardens on a plot of an acre, close to the nearby Thames within Cookham Dean. Re-built in 2009 to reflect the style of the Edwardian era, this beautifully presented house has spacious and light accommodation over three floors, designed to fully take advantage of the rural views over farmland to the rear. Double doors from the reception hall open to an impressive double aspect drawing room with high ceilings, a Cotswold stone fireplace, a bay window to the front and double doors opening out to the terrace, swimming pool and rear garden.

A particular feature of the house is the spacious kitchen/breakfast/family room, a stunning room which has been extended by the owners with a vaulted ceiling and bi-folding doors onto the rear terrace. The kitchen is equipped with a range of handmade painted furniture with polished granite worktops, two ceramic sinks and Miele appliances. Off the kitchen is a utility/boot room with a side access. The snug/study with a Cotswold stone open fireplace and oak flooring is accessed from the kitchen area. The family room has oak flooring and a bay window with french doors to the rear terrace. There is a cloakroom in the reception hall adjoining a services room for the principal electrical equipment.

On the first floor is the double aspect master bedroom suite, with two walk-in dressing room/wardrobes, French doors onto a balcony and stunning views across the adjoining farmland and the Thames Valley. The luxurious master bathroom has his and hers basins, bath and shower. There are three further generous bedrooms on this floor, all with wardrobes and en suite bath or shower rooms. The second floor accommodation has two bedrooms, one with an ensuite bathroom which could be utilised as a guest suite, staff accommodation or for older children.

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## Situation

The house is situated in a highly desirable location within Cookham Dean, close to the nearby River Thames and farmland. Nearby Marlow offers extensive shopping and educational and recreational facilities, including Higginson Park beside Marlow Bridge. The M4 (J8/9) is within 9 miles and the M40 (J4) 7 miles away, both provide access to Heathrow and the national motorway network. Sporting facilities include golf with a number of local courses including Temple, Harleyford and Henley.

## Gardens and Grounds

Electrically operated oak double gates open to the shingle drive, parking area and access to the double garage. The drive is edged with granite sets with a deep and well stocked flower bed to the front of the house with box hedging. The large rear garden with two magnificent specimen copper beech trees is mainly laid to lawn, having been substantially extended by the present owners with the purchase of additional land and now provides a great area for children to play ball games. Adjacent to the rear of the house is a wide paved terrace with steps up to the principal rooms edged by box hedging and incorporating the heated swimming pool.

## Directions

From Hamptons Marlow office proceed south over the river and take the first left into Quarry Wood Road, follow the road to Dean Lane. Take the first left onto Winter Hill, follow the road taking a left into Stonehouse Lane and follow the road where the property is located straight ahead at the bottom of the lane.

Services and Specifications – Mains electricity, gas, water. Air ducting system. Under floor heating throughout.

Post Code – SL6 9TP

Local Authority – Royal Borough of Windsor & Maidenhead.

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The Prime and Country House team would be delighted to show you around this property.

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## Winterdown

Approximate gross internal area. Main house = 3,878 sq ft / 360.3 sq m, Garage = 390 sq ft / 36.2 sq m, Total = 4,268 sq ft / 396.5 sq m.



For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

Hamptons International is a trading name of Countrywide Estate Agents. Head Office: 7th Floor, UK House, 180 Oxford Street, London W1D 1NN

Energy Efficiency Rating		
Energy Efficiency Rating	Current	Potential
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<small>           EU Directive 2002/91/EC            England, Scotland &amp; Wales         </small>		