



Spade Oak Reach Cookham SL6

The Land:

Experience a serene river lifestyle with this expansive mooring plot, complete with residential planning for a boat and additional mooring for leisure craft. This 1,125 sq. m. plot boasts riparian rights to the river bed's mid-point and a generous 27 metres of river frontage. Accessed via Stonehouse Lane through a secure gate on a private paved road, it includes a mature garden with a lawned area, flower beds, trees, and a vegetable patch.

The plot features a 6 m. x 4 m. wooden summerhouse, a practical potting shed, and a small greenhouse. A carport and additional parking for three vehicles enhance convenience, alongside a metal garden storage shed with utilities for comprehensive upkeep. The plot also includes a 1400 l. fuel tank and a borehole with an electric pump, ensuring a sustainable water supply without charges or licences. Access is via a right of way over adjacent land.

KEY FEATURES

Freehold mooring plot with residential planning consent for one residential boat

Land approx. 45 m. x 25 m. = 1,125 sq. m. or 0.113 hectares. River frontage 27 m.

Central ramped pedestrian access jetty with two mooring piles 20 m. apart

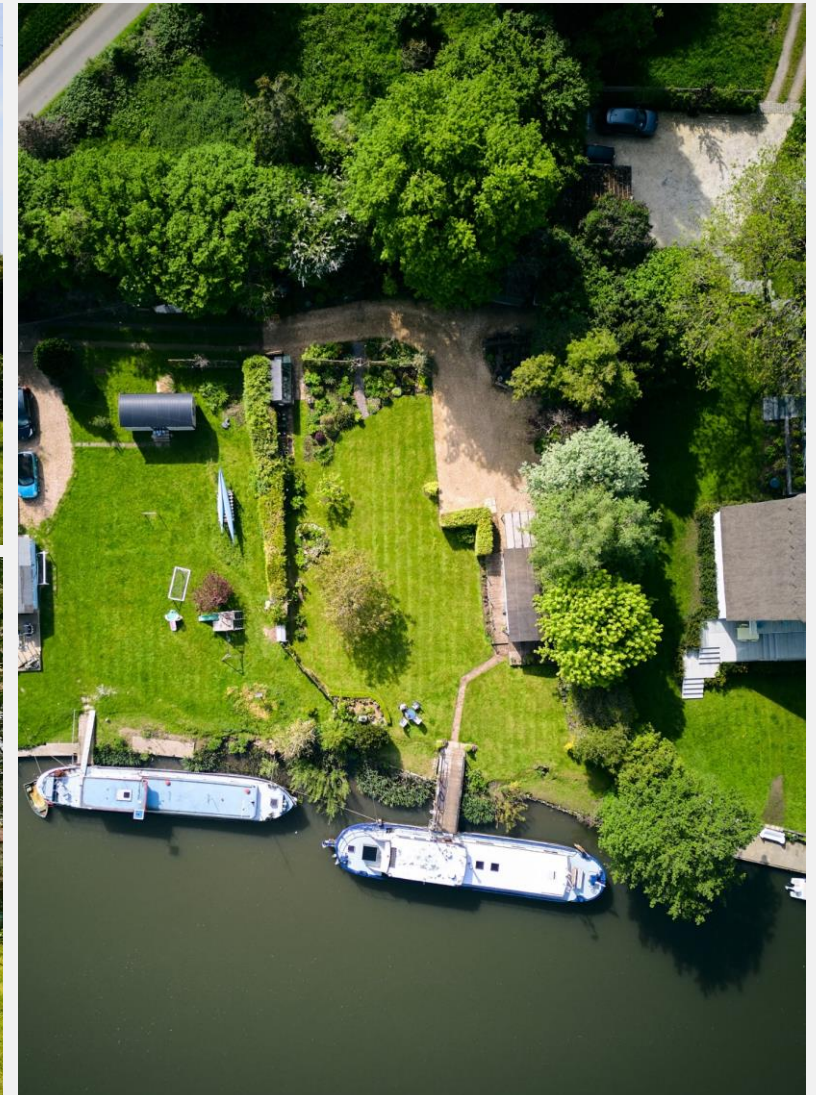
Borehole with electric pump for potable water supply

Car port and easy parking for three more vehicles on gravel drive

Tranquil living and the freedom to explore the waterways

Council tax band A

£2,350 per annum payable to the Environment Agency



The Boat:

Neeltje, launched in August 1914 and crafted by Hendriks of Dodewaard, is a 21.93 m. long by 4.2 m. wide Dutch barge transformed into a luxurious residence and reliable cruiser. The wheelhouse offers panoramic river views and features a large ship's wheel, engine controls, and advanced navigation equipment, making it a cosy retreat and space for relaxation. Below deck, the kitchen is equipped with Corian worktops, an island breakfast bar, and an oil-fired Rayburn stove. The main accommodation includes a

spacious double bedroom with ample storage and a spa-equipped bathroom providing modern comforts. A guest bedroom with en suite facilities and the engine room with essential cruising apparatus underline the barge's readiness for long journeys. The aft deck features a secondary steering helm and space for outdoor entertainment.



KEY INFORMATION

Local authority:	Windsor & Maidenhead
Council tax band:	A
Land area:	45 m. x 25 m. / 0.113 hectares approx.
River frontage:	27 m.
Internal area:	823 sq. ft. / 76.42 sq. m.
No. of bedrooms:	2

