






WINTER HILL COTTAGE

Winter Hill, Cookham Dean, SL6 9TW



A VERY ATTRACTIVE EDWARDIAN COUNTRY HOME WHICH HAS BEEN EXTENDED AND REFURBISHED, AND NOW PRESENTS BEAUTIFULLY.

Winter Hill Cottage is a super family home in a quiet, secluded location high on Winter Hill between Cookham and Marlow.

			EPC
5	3	3	C (79)

Local Authority: Royal Borough of Windsor and Maidenhead
Council Tax Band: G
Services: Mains water, electricity and gas central heating. Private drainage.
Tenure: Freehold
What3Words: ///blushed.groomed.enveloped

LOCATION

Cookham Dean lies on the Berkshire/Buckinghamshire borders in the hills above the River Thames, approximately 25 miles from central London. The centre of the village is home to a village primary school and a number of well regarded public houses. Further amenities are available in nearby Cookham, approximately 1.5 miles distant and Marlow 2.2 miles distant, with more extensive facilities available in both Beaconsfield and Maidenhead.

For the commuter, rail services are available from the nearby village of Cookham Rise, approximately 2 miles distant, with the journey to London Paddington taking approximately 40 minutes. Fast direct trains run from Maidenhead to London Paddington by Great Western Railway taking 19 minutes. Mainline services to London Marylebone are also available from nearby Beaconsfield.

The area is renowned for the standard of its education with a number of well regarded local schools at primary level within the area. The village is also within close proximity to Sir William Borlase’s co-educational grammar school in nearby Marlow.

- Cookham Rise Station 2 miles (London Paddington 40 minutes)
- Maidenhead 5 miles (London Paddington 19 minutes)
- Marlow 2.2 miles
- Beaconsfield 6 miles (London Marylebone 23 minutes)
- M4 4 miles
- Heathrow Airport 20 miles
- Central London 25 miles
- (All distances and times are approximate)



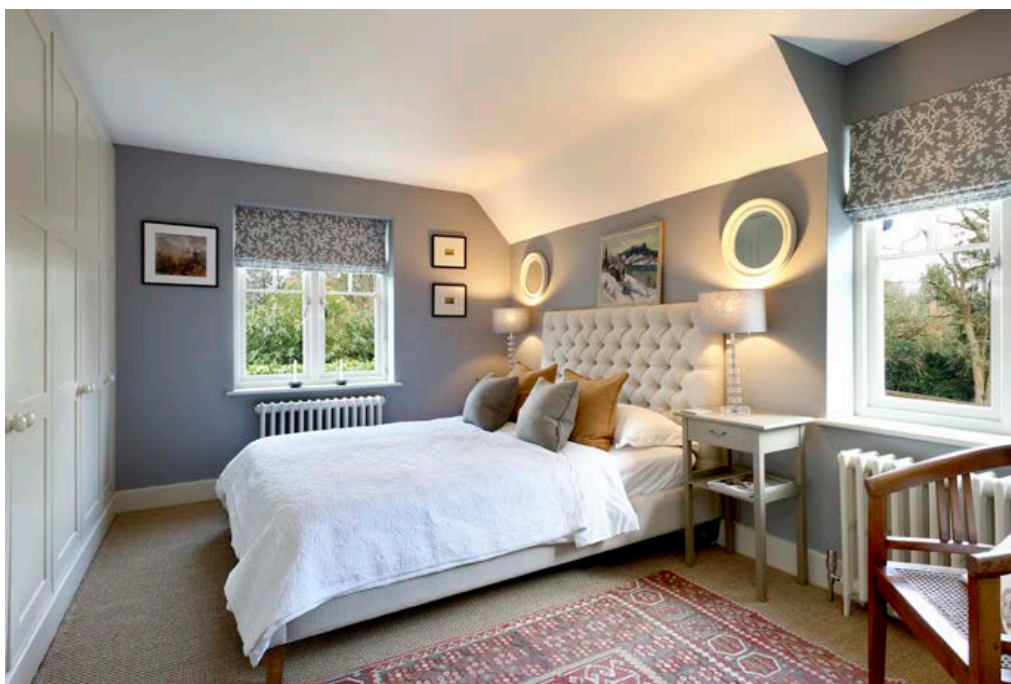


WINTER HILL COTTAGE

Winter Hill Cottage is a pretty Edwardian country home, quietly tucked away on a private road adjoining farmland in an elevated position above the River Thames. The house has been lovingly refurbished and extended by the present owners.

The layout is as shown on the enclosed floorplan. The ground floor centres around a spacious reception hall which, in turn, gives access to the study, cloakroom, sitting room with doors to the rear garden and drawing room with open fire, and further doors to the rear. The stunning kitchen, with a three oven AGA and central island, is open to the breakfast/dining area which has doors to the morning terrace. Beyond the kitchen there is a useful utility room with dog shower.

Upstairs, the spacious landing leads to the principal bedroom with an en suite bathroom and walk in wardrobe, as well as a further four bedrooms, of which one also has an en suite shower room. Completing the first floor is a family bathroom.





GARDENS & GROUNDS

Winter Hill Cottage is approached through a wooden gate and across the gravelled driveway, leading to the front of the house and the double garage, where there is access around either side of the property to the gardens at the rear.

Running the full length of the rear of the house are delightful terraces with two areas set under pergolas creating lovely shaded sitting and dining areas. These lead onto the lawns which are laid principally to lawn and protected by a combination of mature hedging and fencing.



Approximate Gross Internal Area
Ground Floor = 156.2 sq m / 1,681 sq ft
First Floor = 149.2 sq m / 1,606 sq ft
Double Garage = 31.9 sq m / 343 sq ft
Total = 337.3 sq m / 3,630 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.

We would be delighted
to tell you more.

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