



The Boathouse, Gibraltar Lane, Cookham

A charming home set in an idyllic location.

Nestled right at the water's edge on the stretch of the river which is widely thought of as inspiring Kenneth Graham's 'Wind in the Willows', lays this charming home boasting it's very own private jetty with two, over 30ft moorings.

Originally constructed as a boathouse in 1887, this property has undergone a splendid renovation by it's current owners and is perfect for those seeking a unique riverside home.



EPC
F

Tenure: Freehold

Local authority: Royal Borough of Windsor and Maidenhead

Council tax band: C



An 1887 constructed boathouse

Inside the property you'll discover a tastefully decorated open-plan living area featuring a vaulted ceiling and a fully equipped kitchen. On this level, there is a generously sized elegant bathroom, complete with a spacious shower and twin sinks. Within this living space, you also have stairs up to a versatile area that can easily serve as a cosy snug, a home office, or a children's bedroom. Doors then lead you onto a second terrace, offering splendid views of the woodland behind the boathouse.

A spiral staircase off the entrance level reveals a spacious principle bedroom; again with direct river views, accompanied by a dressing area and an additional sink and toilet. Notably, there is potential to partition this room into two separate bedrooms if desired.









Featuring an expansive terrace facing the water, this provides an idyllic setting for both entertainment and relaxation. Here, you can experience the peaceful riverside ambiance while enjoying breathtaking views extending up the river.

Location

In close proximity to this property, you'll find vast expanses of National Trust land and a designated Area of Outstanding Natural Beauty, with picturesque hiking trails and you can enjoy views of the River Thames and the town of Marlow.

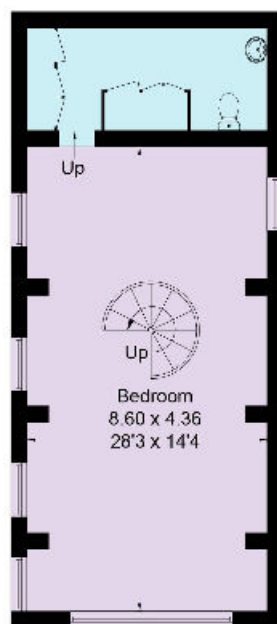
Despite its tranquil rural ambiance, this property boasts an advantageous location, offering convenient access to both Cookham village centre and Marlow. Cookham station offers a convenient transportation link to Marlow or Maidenhead.



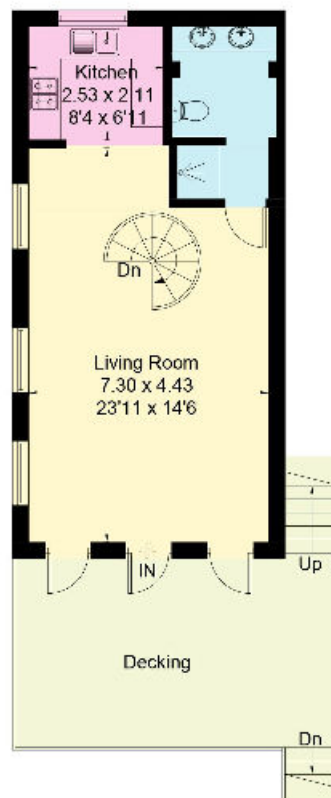


This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

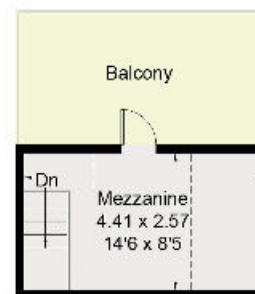
Lower Ground Floor = 48.0 sq m / 517 sq ft
 Raised Ground Floor = 43.1 sq m / 464 sq ft
 Mezzanine = 11.4 sq m / 123 sq ft
 Total = 102.5 sq m / 1,104 sq ft (Excluding Carport)
 Including Limited Use Area (4.3 sq m / 46 sq ft)



Lower Ground Floor

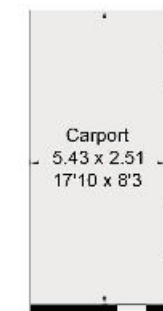


Raised Ground Floor



Mezzanine

Reduced head height below 1.0m



(Not Shown In Actual Location / Orientation)

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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