

CEDAR LODGE, SHEEPHOUSE ROAD, MAIDENHEAD
PRICE: £1,650,000 FREEHOLD

am ANDREW
MILSOM



**CEDAR LODGE
48 SHEEPHOUSE ROAD
MAIDENHEAD
SL6 8HH**

PRICE: £1,680,000 FREEHOLD

A beautifully presented and surprisingly large four bedroom Victorian home offering truly versatile accommodation of 3200sq ft with traditional features throughout.

0.34 ACRE GROUNDS: FOUR DOUBLE BEDROOMS: FOUR BATH/SHOWER ROOMS: FOUR RECEPTION ROOMS: KITCHEN/BREAKFAST ROOM: GRAND HALLWAYS: CHARACTER FEATURES: HIGH CELINGS: OPEN FIREPLACES: AMPLE PARKING: SOUGHTAFTER RIVER AREA.

TO BE SOLD: Dating back to 1869 this substantial wing of a handsome period mansion offers exceptional versatile living space to the ground floor in particular with four stunning reception rooms including a magnificent drawing room and contemporary kitchen. The first floor has recently been extended and remodelled to create three large bedrooms with en-suite bathrooms. The property is rich in character with high ceilings, open fireplaces, picture rails and windows with plantation shutters. All beautifully in keeping with its 19th century origins. There is, in addition a wonderful large landscaped garden to the rear with a raised area for entertaining as well ample driveway parking behind in and out electric gates. The riverside area of town is extremely popular and ideal for enjoying the neighbouring countryside as well as access to the picturesque village of Cookham. Maidenhead town centre offers fantastic Eatery's and Schooling with a main line rail station serving Paddington and the Elizabeth Line.

Further accommodation comprises:

ENTRANCE VESTIBULE Wooden, glazed front door, Victorian style tiling, storage cupboard, radiator, single window to front. Wooden door with glazing above to;

HALLWAY L-shaped grand hallway with high ceilings, solid oak flooring, picture rail.

BEDROOM FOUR feature fireplace, picture rail, windows to front with plantation shutters, radiator, wall lights.

DOWNSTAIRS SHOWER ROOM enclosed shower cubicle with floor to ceiling tiles, a rainforest showerhead and separate spray, glass shower door, low level w.c with enclosed cistern, circular wash basin with mixer tap, heated towel rail, wall mirror, window.

DINING ROOM with feature fireplace, picture rails, window to side, glazed doors to the kitchen and door to the hallway, solid oak flooring,



DRAWING ROOM with bold panelled walls, bay window to rear with original French door overlooking the garden, ceiling rose, solid oak flooring, original open fireplace with marble stone and decorative corbels, with a granite hearth.

OFFICE window to the front, picture rail and panelling, plantation shutters, built in bookcase and cupboard, radiator door through to;



FAMILY ROOM detailed cornicing, solid oak flooring, bay window with plantation shutters, picture rail, original open fireplace with marble surround and mantle and granite hearth, glazed panelled doors with curved fan light windows.

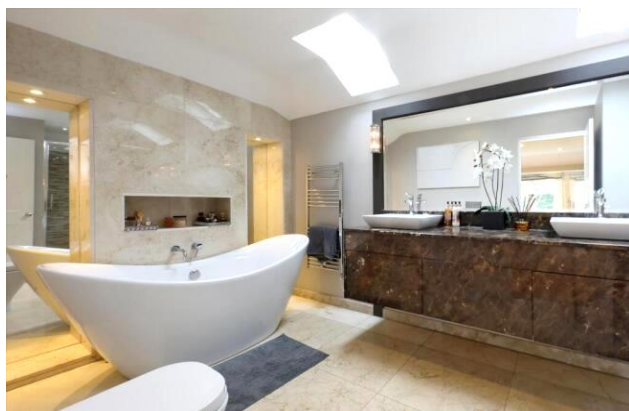


KITCHEN/BREAKFAST ROOM a Shaker style kitchen overlooking the garden and offers a large island with cupboards under containing space for dryer and plumbing for washing machine and hot tap, integrated Bosch dishwasher, a ceramic butlers sink and Silestone work surfaces over. Separate from the island you have a Stove range cooker with mirrored splashback, surrounded by a variety of further wall and base units, space for fridge freezer. Bifold doors open out to the garden and there are windows to the side, the breakfast area benefits from a full height window and radiator. Limestone flooring, spotlights, windows to side.

FIRST FLOOR LANDING dado rail, round window, wall lights, cupboards with Megaflow, eaves storage, staircase leading to



BEDROOM ONE deep bay windows overlooking the garden, radiator under, door to,



ENSUITE BATHROOM a white suite of slipper bath, low level wc, twin sink with solid marble vanity with twin drawers and wall mirror behind, double shower cubicle with overhead rose and handheld attachment. Inset mirrors and shelving, heated towel rail. Solid marble tiled floor and wall, underfloor heating



BEDROOM TWO with one dormer and two Velux with automatic blinds, eaves wardrobes. Door through to

DRESSING AREA wardrobes, spotlights and an opening to;



ENSUITE BATHROOM white suite of low level WC, wash basin, freestanding original roll top bath, large shower cubicle with wood effect surround, overhead rose shower head with handheld attachment, heated towel rail, radiator, Velux window with blind.

BEDROOM THREE with dressing area, built in wardrobes, Velux windows, radiator, eaves storage, Velux window with blind, wall lights, door to

ENSUITE BATHROOM enclosed bath with panelled side, low level WC, wash basin, radiator, half tiled walls, wooden floorboards, eaves storage.

TO THE FRONT The property is approached via electronic wrought iron gates and features landscaped gardens with pond lawns, a gravel driveway with space for several cars, side gate leading to



THE REAR GARDEN Cedar lodge is set within 0.3 of an acre with a well-established gardens landscaped to create a variety of gravelled and patio areas ideal for outside entertaining. The landscaped areas are boarded by well-maintained lawns and flower beds with well-established hedge boards with trellis.

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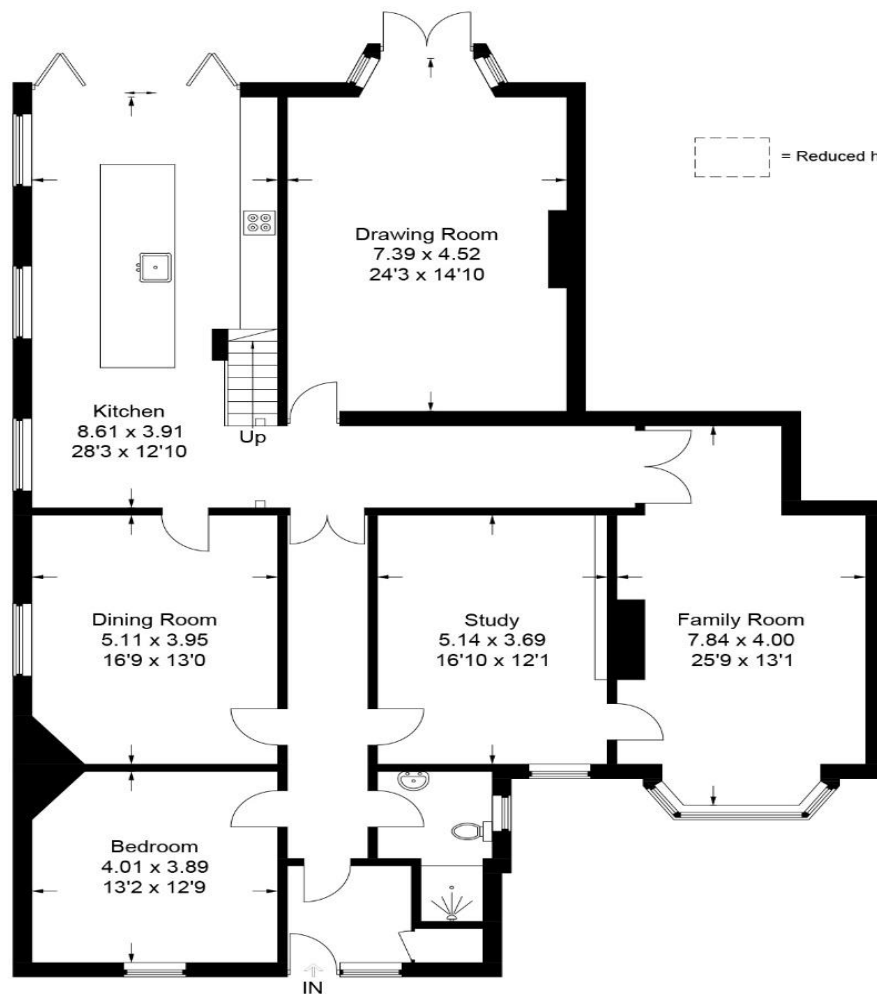
VIEWING: Please contact our Bourne End office **01628 522666**

DIRECTIONS: using the postcode **SL6 8HH** coming from Cookham, Cedar Lodge can be found on your left hand side.

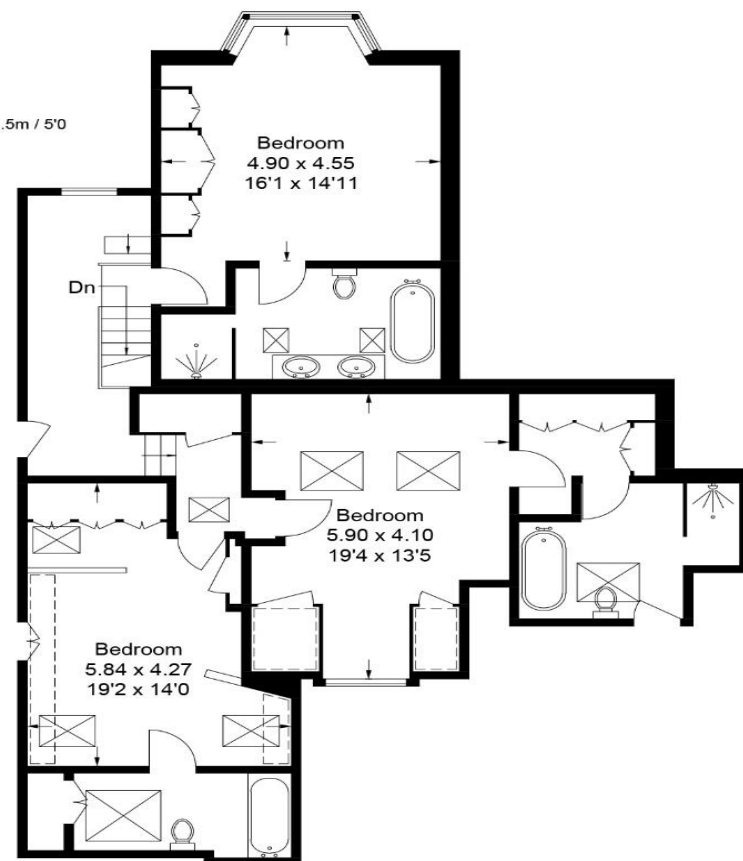
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale. For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

**N.B This property is owned by an employee of
Andrew Milsom and Partners Ltd**

Approximate Gross Internal Area
Ground Floor = 184.1 sq m / 1,982 sq ft
First Floor = 113.6 sq m / 1,223 sq ft
Total = 297.7 sq m / 3,205 sq ft



Ground Floor



First Floor

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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