



**WISTERIA, GRANGE LANE**  
**PRICE: £1,375,000 FREEHOLD**

**am** ANDREW  
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**WISTERIA  
GRANGE LANE  
COOKHAM  
BERKSHIRE  
SL6 9RP**

**GUIDE PRICE: £1,375,000 FREEHOLD**

Formerly a wing of a grand Edwardian Manor House offering spacious, characterful accommodation over three storeys and enjoying delightful, landscaped gardens, this highly desirable property is situated adjacent to open countryside and Winter Hill Golf Course, whilst being within a mile of the amenities and railway station at Cookham Rise

**LANDSCAPED FORMAL GARDEN : FURTHER  
COURTYARD AND SEPARATE ENCLOSED  
GARDEN AREA : LARGE SECOND FLOOR  
RECEPTION ROOM/STUDIO : MASTER  
BEDROOM WITH EN-SUITE BATHROOM :  
THREE FURTHER BEDROOMS : FAMILY  
BATHROOM : DELIGHTFUL PANELLED  
DRAWING ROOM : DINING ROOM :  
KITCHEN/BREAKFAST ROOM : RECEPTION  
HALL : CLOAKROOM :  
DOUBLE GARAGE WITH ADJOINING STABLE :  
EXTENSIVE PARKING/DRIVEWAY : OIL FIRED  
HEATING TO RADIATORS**

**TO BE SOLD:** A delightful wing of a grand Edwardian Mansion which offers well presented, spacious accommodation with great charm and character. The house itself offers well proportioned accommodation with a particularly impressive drawing room opening on to the gardens, along with a well equipped kitchen with granite surfaces and breakfast area. On the first floor there are four bedrooms including a master bedroom with en-suite and on the second floor there is a large studio room which provides useful and flexible space. Outside there is an attractively laid out rear garden with a substantial terrace with water feature offering a high degree of privacy. The rest of the garden is professionally landscaped and planted with a huge variety of plants and shrubs. Wisteria also offers a secluded courtyard area to the front of the property and a further enclosed paved garden area. There is a double garage with an adjoining outbuilding/stable as well as extensive parking. The property is situated in an

extremely quiet position which overlooks Winter Hill Golf Club, less than a mile away from the centre of Cookham Rise with its range of shops, amenities, and railway station, which links to Maidenhead and then into London Paddington. There are also several popular schools close by including Cookham Dean, Cookham Rise and Herries private school. There are a variety of walks on the doorstep, with many footpaths leading to the River Thames and National Trust land.

The accommodation in further detail comprises, all dimensions are approximate:

### **GROUND FLOOR**

**CANOPIED PORCH:** Downlight, Door to:

**ENTRANCE HALL:** Limestone flooring and underlit display recess, meter cupboard, opening to:

**INNER HALLWAY:** Limestone flooring, stairs to the first floor, downlight, under stairs storage with built in bookshelves and radiator.



**DRAWING ROOM:** A stunning room with three quarter height panelling and imposing fireplace with wood surround and marble inserts. Discreet lighting, window seat, two radiators, folding doors leading to space for audio visual equipment and leaded light windows and doors to the rear garden.

**DINING ROOM:** Double doors opening to a secluded courtyard, limestone flooring, uplighters and radiator. Feature hand painted ceiling.



**KITCHEN/BREAKFAST ROOM:** Comprehensively fitted with a range of painted wood units at both base and eye level with extensive granite worktop surfaces and inset one and a half bowl sink unit with mixer taps. Integrated wine rack, space and plumbing for dishwasher and space for cooker, under unit lighting, ceiling spot lights, window to the side. Breakfast area with bench seats and built in table, downlight, high level cupboards.

**UTILITY ROOM:** With floor standing boiler and plumbing for washing machine, leaded light window.

**CLOAKROOM:** White suite of corner pedestal basin and low level WC, tiled to half height, Welsh slate flooring and radiator.

### **FIRST FLOOR**

**LANDING:** Galleried ceiling, radiator and spot lights.



**BEDROOM ONE:** A particularly appealing room with leaded light windows and doors opening to a Wisteria clad balcony. Mirror fronted wardrobes along one wall and cabinets either side of the bed recess, downlights, and radiator.

**EN-SUITE BATHROOM:** White suite of panel enclosed bath with mixer taps and hand shower attachment, low level WC and pedestal wash basin. Part tiled walls, radiator and electric shaver point.



**BEDROOM TWO:** Window to the front, built in wardrobes and storage over the bed area, recess with built in dresser unit, radiator, downlights.

**BEDROOM THREE:** Two tiered room and mezzanine level incorporating a double bed, built in desk, glass fronted wall units, built in cupboard, ceiling spot lights and window to the side.



**FAMILY BATHROOM:** White suite of panel enclosed bath, pedestal wash basin, low level WC and fully tiled shower cubicle, ceramic tiled floor, heated towel rail, Velux window and tiled walls with decorative border, half tiled walls.

**BEDROOM FOUR** Leaded light window to the rear, ceiling spot lights, built in cupboards, radiator and built in desk unit with drawers under.

## SECOND FLOOR

**LANDING:** Velux window and walk in wardrobe.



**STUDIO:** Vaulted ceiling, three Velux windows, substantial eaves storage and built in desk/dresser unit. Radiator.

## OUTSIDE

**GARDENS:** The main **REAR** garden is a particularly appealing feature of the property with a substantial tiered terraced area adjacent to the house with a contemporary water feature with split pond and waterfall. Large sitting area, further gravelled area which then leads to an extensive area of lawn with professionally stocked flower and shrub borders. To the rear of the garden there is a small bridge leading to a small copse area. The garden has also been laid out with extensive hidden lighting in the borders and shrubs.

To the **FRONT** of the house is an enclosed courtyard area which is paved, with raised borders and discreet lighting. A Wisteria clad trellis and gate leads to the front. Further garden to the front, which is not immediately adjacent to

the house, but is enclosed with a sitting area and railway sleeper retaining wall. Brick paviour driveway providing parking for several cars.

**DOUBLE GARAGE:** Twin up and over doors, light and power and water supply. There is a door leading to an adjoining stable providing useful storage and also holds the oil tank for the central heating system

**EPC BAND: D**

**VIEWING:** To avoid disappointment, please arrange to view with our **Cookham office on 01628 531 222**. We shall be pleased to accompany you upon your inspection.

**DIRECTIONS:** From the office in Cookham Rise, turn right into Station Hill and proceed over the mini roundabout into The Pound. At the first mini roundabout turn left into Terrys Lane, continuing up Terrys Lane, bearing around to the left and then to the right, and after a short distance, Grange Lane can be found on the right hand side. Once in Grange Lane turn right, almost opposite the entrance into Winter Hill Golf Course and Wisteria can be found on your right hand side.

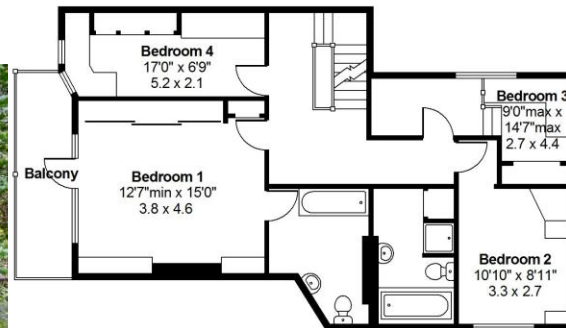
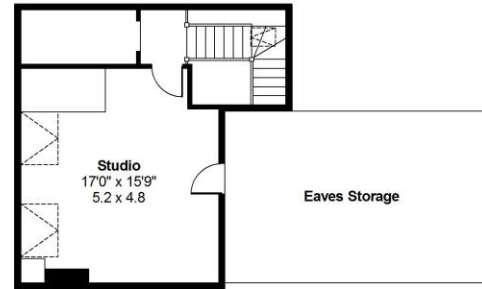
**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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.

**Letting and Management:** We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

NOT TO SCALE

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**Approximate Floor Area**  
 House 2056 sq ft - 191 sq m  
 Garage & Stable 652 sq ft - 60.58 sq m  
 Total 2708 sq ft - 251.58 sq m  
 (Gross Internal)

