



2 UPPER VENTNOR COTTAGES
PRICE: £435,000 FREEHOLD

am ANDREW
MILSOM

**2 UPPER VENTNOR COTTAGES
POPE'S LANE
COOKHAM DEAN
BERKSHIRE
SL6 9AT**

PRICE: £435,000 FREEHOLD

A charming two bedroom cottage tucked away in the heart of Cookham Dean with scope for improvement. Semi rural views to front and rear with a south facing rear garden and parking to the front.

**REAR GARDEN BACKING ONTO FIELDS:
PARKING SPACE AT FRONT:
TWO BEDROOMS:
FIRST FLOOR BATHROOM:
LIVING ROOM: KITCHEN:
CONSERVATORY:
DOUBLE GLAZING:
CENTRAL HEATING:
QUIET LOCATION:
NO ONWARD CHAIN:**

TO BE SOLD: Located in the heart of Cookham Dean in an elevated position backing onto farmland at the rear and enjoying a fabulous view over Cookham Dean to the front, an older style two bedroom cottage which requires some updating. There is a parking space to the front and the tiered rear garden is South facing and backs into fields behind. Heating is via gas central heating and complimented by a log burning stove in the living room. The bathroom is located on the first floor and is of a good size being the third bedroom previously. Cookham Dean offers a variety of rural and woodland walks along with a village school and a couple of local pubs. Cookham Rise, which is just over a mile's distance away, offers a railway station with

branch line to Maidenhead and fast services to Central London, a range of day to-day shops for everyday needs and a doctors and dentists surgeries. Both the M4 and M40 motorways are also easily accessible at Maidenhead and High Wycombe respectively, and are accessed by the A404.

Hardwood front door to:-

HALLWAY: Stairs to first floor



LIVING ROOM: Radiator, double glazed window to front, deep fireplace with log burner set on a tiled hearth with timber mantelpiece and recessed shelving, wall light points, deep understairs cupboard.



KITCHEN: Good range of white fronted wall and floor units comprising cupboards and drawers and inset enamel sink all under granite work surfaces and upstand, built in fridge freezer, built in electric hob and oven with extractor hood over, tiled floor, radiator, cupboard housing gas central heating boiler, downlights, archway to:-



CONSERVATORY: UPVC lean to structure, double glazed windows and casement doors to rear, quarry tiles flooring.

First Floor:

LANDING: with loft access.



BEDROOM 1: Feature cast iron fireplace, double glazed window to front, radiator, built in shelving.



BEDROOM 2: Double glazed window to rear with pleasant southerly views over fields, radiator



SHOWER ROOM: Large walk in shower with screen, rain forest shower head and mixer, wash basin on vanity cupboard unit, low w.c., low w.c., half tiled walls and tiled floor, double glazed window to rear, chromium heated towel rail.

OUTSIDE:

To the front: a small paved garden area onto a shared block paviour access drive, parking space



To the rear: A south facing garden, with paved patio area adjacent to house, stepping up to paved level with raised fish pond, stepping up to further paved area with garden shed and steps up to another level backing onto and overlooking fields.

AM003051

EPC BAND: D

COUNCIL TAX BAND: E

VIEWING. Please arrange to view with our **Cookham Office on 01628 531222**. We shall be pleased to accompany you on your inspection.

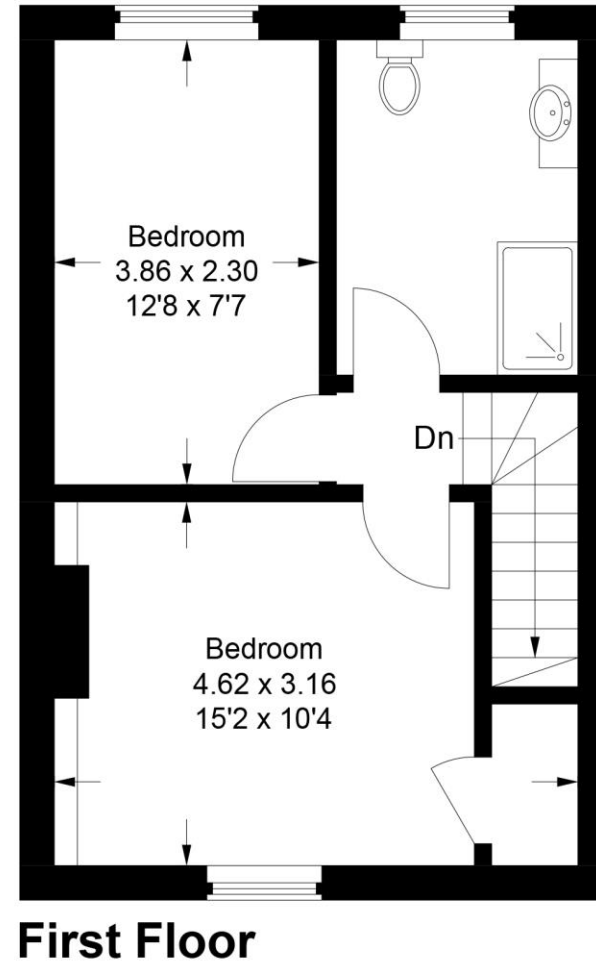
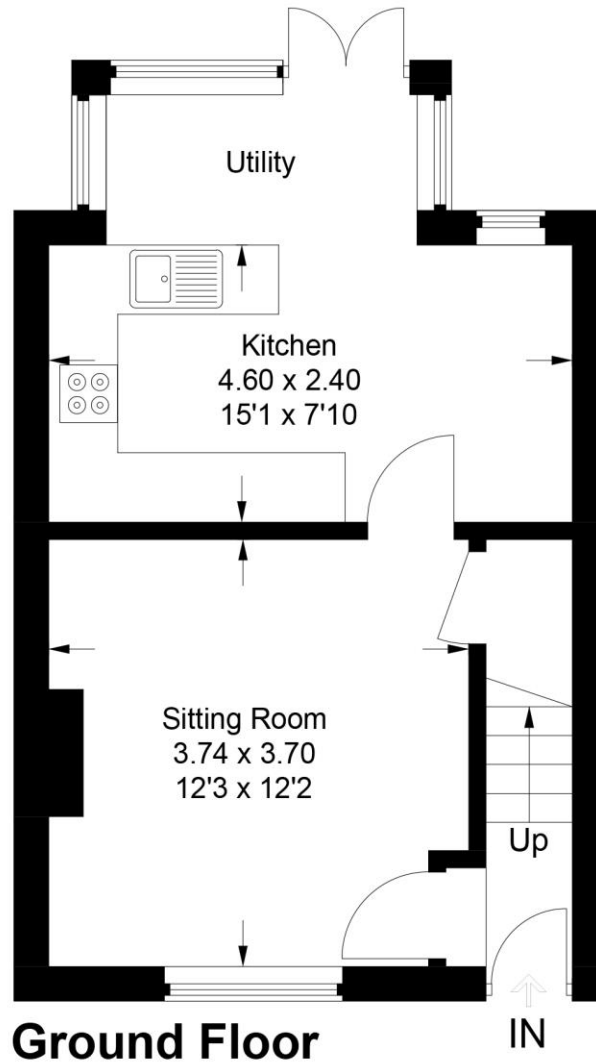
DIRECTIONS: From our office in Cookham, proceed west onto Lower Road and after about third of a mile turn left into Hills Lane. At the top of Hills Lane turn right into Popes Lane follow directions to SL6 9AT and the cottages will be found on the right hand side, set back on a small access road.

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

Draft Details for Approval

Approximate Gross Internal Area
Ground Floor = 32.2 sq m / 346 sq ft
First Floor = 32.5 sq m / 350 sq ft
Total = 64.7 sq m / 696 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.

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