



SOUTHLEIGH, COOKHAM
PRICE: £545,000 FREEHOLD

am ANDREW
MILSOM

**SOUTHLEIGH
HIGH STREET
COOKHAM
BERKS SL6 9SF**

PRICE: £545,000 FREEHOLD

A charming character cottage in the picturesque Cookham High Street with two bedrooms and an unusually large rear garden with driveway parking for several vehicles.

**LARGE REAR GARDEN: TWO BEDROOMS:
SHOWER ROOM: LIVING/DINING ROOM:
KITCHEN: PART DOUBLE GLAZING:
GAS CENTRAL HEATING:
DRIVEWAY PARKING.
NO ONWARD CHAIN**

TO BE SOLD: this charming end of terrace two bedroom Victorian period cottage is presented in good order throughout with a recently refitted shower room. The through living room is of a good size with a sitting area and dining area enjoying original features of exposed beams and a fireplace. Being situated in an enviable position within Cookham High Street, this property boasts the rare facility of off road parking for several vehicles and there is an unusually large well maintained rear garden. The High Street is well known for its range of gastro pubs and restaurants and boutique shops and local riverside and countryside walks. The towns of Marlow and Maidenhead are close at hand with larger amenities for senior schooling, social and sports. Cookham Rise railway station is within a short walk with services to Maidenhead main line station with fast services to Central London. For the motorist, the M4 and M40 motorways are easily accessible. The accommodation comprises:



Part glazed timber front door to **LIVING/DINING ROOM** triple aspect with double glazed windows to front, leaded light windows to side and window to rear, feature York stone fireplace with tiled hearth and mantel, beamed ceiling, two radiators, built in cupboards, wall light points and stairs to First Floor.



KITCHEN galley style Kitchen with wall and floor cupboard, stainless steel sink unit, timber work tops, plumbing for washing machine, double glazed Georgian grill window to rear, downlights, shelving, gas cooker point, tiled splash back, gas central heating boiler (installed in 2023), shelf units, leaded light window and composite double glazed leaded light side door to outside.

FIRST FLOOR

LANDING with access to loft.



BEDROOM ONE with double glazed sash style window, downlights, radiator, range of built in bedroom furniture comprising four door and two double door wardrobes, dresser unit with drawer and mirror, coved ceiling.



BEDROOM TWO double glazed sash style window to rear, cupboards over stairs, radiator and eight door fitted cupboards, double glazing and coved ceiling.

SHOWER ROOM recently installed with suite of large walk in shower cubicle with sliding doors and Aqualisa power shower unit with rainforest shower head and hand shower, suspended wash basin, low level w.c., radiator, double glazed window to side, part tiled walls and deep cupboard, spotlights.

OUTSIDE



TO THE REAR is a very large garden extending round to the rear of the adjacent property chiefly laid to lawn with gravelled seating area with two sheds, fenced on three sides giving a high degree of privacy, well maintained flower and shrub beds.

TO THE FRONT is a gravelled driveway with parking for several vehicles gated at the front.

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EPC BAND: E

COUNCIL TAX BAND: E

VIEWING: Please contact our Cookham office cookham@andrewmilsom.co.uk or 01628 531 222.

DIRECTIONS: from our office in Station Parade proceed along Station Hill over the mini roundabout into The Pound and proceed across The Causeway into Cookham High Street where Southleigh Cottage can be found a short way down on the 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.

Attfield James Financial Management can guide you through the Mortgage maze. Part of the Fairstone Group with access to the whole mortgage market including later life mortgages and equity release. They also advise on insurances, pensions and investments. 01628 623 600.

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Your home is at risk if you do not maintain mortgage payments or a loan secured on it.

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
AWAITING CLIENTS APPROVAL**



Approximate Gross Internal Area
Ground Floor = 32.0 sq m / 344 sq ft
First Floor = 30.9 sq m / 333 sq ft
Total = 62.9 sq m / 677 sq ft

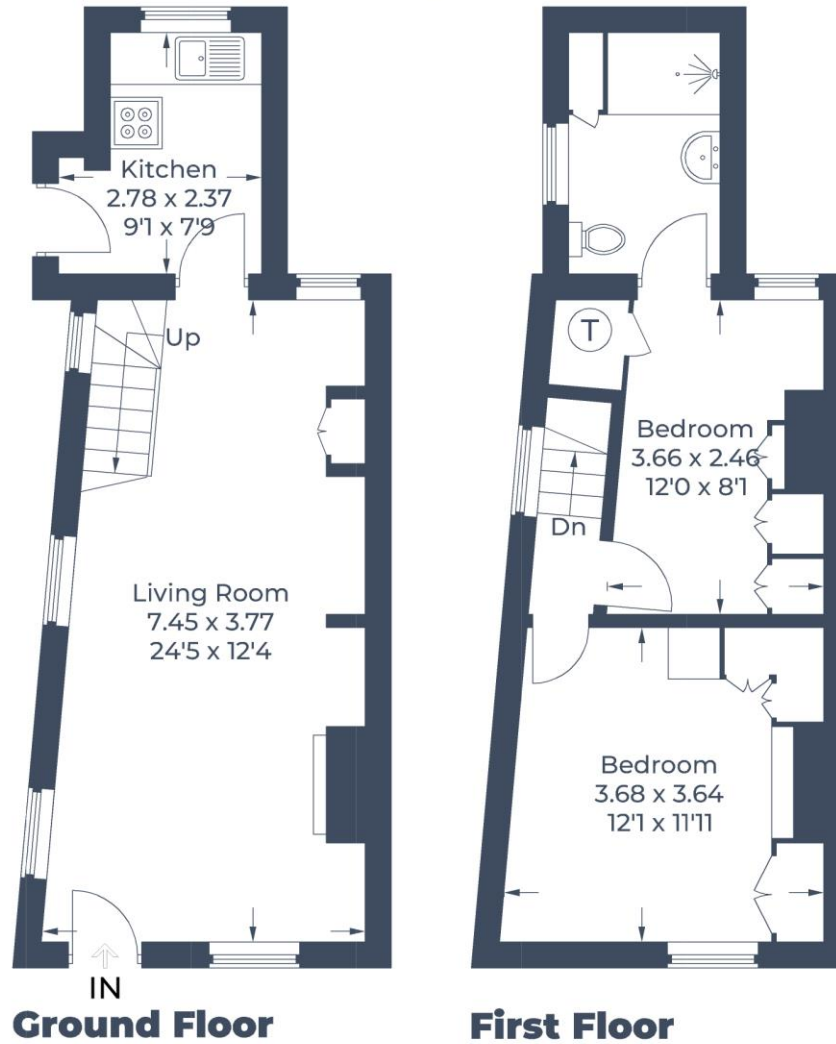


Illustration for identification purposes only,
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