



FIELDWAY, COOKHAM
PRICE: £1,200,000 FREEHOLD

am ANDREW
MILSON

**FIELDWAY
WORSTER ROAD
COOKHAM
BERKS SL6 9JG**

PRICE: £1,200,000 FREEHOLD

Set in a tucked away, private location within a short walk of village shops, amenities and railway station, a large (over 3,100 square feet) individual, architect designed single storey family home with a spectacular large indoor swimming pool complex.

ATTRACTIVE GARDENS WITH HIGH DEGREE OF PRIVACY: LARGE SWIMMING POOL COMPLEX WITH INDOOR HEATED POOL: MASTER BEDROOM WITH ENSUITE DRESSING AREA AND BATHROOM: LARGE BEDROOM/STUDIO WITH ENSUITE WET SHOWER ROOM: TWO FURTHER DOUBLE BEDROOMS: FAMILY SHOWER ROOM: CLOAKROOM: LARGE LIVING ROOM: FULLY FITTED KITCHEN/BREAKFAST/DINING ROOM: OPEN PLAN DINING ROOM AND STUDY: GAS CENTRAL HEATING: DOUBLE GLAZED WINDOWS AND DOORS: EXTENSIVE DRIVEWAY WITH AMPLE PARKING. QUIET TUCKED AWAY CUL DE SAC LOCATION.

TO BE SOLD: Fieldway was built in the 1960's and is a delightful single storey detached architect designed family home of large proportions offering light and airy spacious accommodation with a large amount of glazing. The layout is particularly appealing with the living accommodation at one end and the bedrooms and bathrooms the other. The property boasts a superb indoor swimming pool complex with a heated pool with bi-fold doors opening onto the rear terrace and garden. The front garden borders and overlooks the Alfred Major recreation ground and playing fields and the overall property enjoys a very high degree of privacy. Located at the very end of Worster Road close to the local primary school, village stores, doctors, cafes and branch line railway station are close by. The nearby town of Maidenhead has a mainline railway, via the Elizabeth Line, to Central London.

For the motorist, the M4 and M40 motorways are easily accessible. The accommodation comprises:

COVERED PORCH outside light and double glazed door with side panels to

HALLWAY L shaped with timber flooring, large deep cupboard with shelves and hanging space, airing cupboard with hot water cylinder, two radiators and further cupboard with Vaillant gas central heating boiler.

CLOAKROOM low w.c., wash basin on tiled surface with cupboards under, radiator, double glazing, tiled floor and part tiled walls, downlight.

FAMILY SHOWER ROOM large walk in shower cubicle with shower unit, extractor fan, fully tiled walls and floor, pedestal basin, low w.c., chromium heated towel rail, double glazing, downlights.



DINING ROOM open plan with **STUDY** timber flooring, double aspect with two sets of double glazed sliding patio doors and double glazed window, radiator, range of fitted cupboards and shelves with display surfaces and double doors to



LIVING ROOM timber flooring, double aspect with three sets of double glazed sliding patio doors, downlights, two radiators, inset fireplace with coal effect gas fire.



KITCHEN/DINING ROOM superb modern range of wall and floor cupboards and drawers, pan drawers, one and a half bowl stainless steel sink unit – all with quality Quartz work tops over including breakfast bar and peninsular unit with breakfast bar, large five ring built in induction hob with stainless steel extractor hood over, stack of built in double oven, space for fridge freezer, tiled flooring, triple aspect with double glazed windows to front, side and rear.



MASTER BEDROOM a very large room, double aspect with windows to side and rear, range of built in cupboards, full width with wall light points. Walk in Dressing Room with hanging rails, shelving.

ENSUITE BATHROOM panel bath with centre taps, shower stand with rainforest shower head and hand shower, pedestal basin, low w.c., double glazed, chromium heated towel rail, downlights, extractor fan, tiled floor and fully tiled walls.

BEDROOM THREE double glazed, radiator and door to

INNER LOBBY

BEDROOM FOUR double glazed, radiator.

UTILITY ROOM double glazed with built in wall, floor cupboards and drawers, plumbing for washing machine, high broom cupboard, tiled flooring.

BEDROOM TWO/STUDIO double aspect with double glazed window and door to outside (could convert to a self-contained annex with timber flooring, two radiators.

ENSUITE WET SHOWER ROOM fully tiled walls and floor, large walk in shower with shower stand with rainforest shower head and hand shower, wash basin on vanity cupboard unit, corner low w.c., downlights, extractor fan. Door to



POOL ROOM double aspect with double glazed windows either end, three sets of triple bi-fold doors, large tiled heated swimming pool with tiled surround, plant room with Calorex air control unit and Vaillant gas central heating boiler plus filters and pumps.

OUTSIDE



TO THE REAR is an enclosed, very private garden laid to lawn with paved seated/dining area adjacent to swimming pool with raised flower beds, paved pathway alongside of house, again with raised planters through to

THE FRONT GARDEN adjacent to the Alfred Major recreation ground and playing fields with fencing, flower and shrub borders, garden shed – offering a high degree of privacy, ornamental pond and large L shaped gravelled driveway with **AMPLE PARKING** for several vehicles leading to seating area adjacent to the front door.

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EPC BAND: D

COUNCIL TAX BAND: G

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

DIRECTIONS: from our office in Station Parade turn left onto Station Hill crossing over the railway line and turn left into High Road. Cookham Rise primary school is on the left hand side, turn left into Worster Road immediately after the Cookham Rise Primary School and Fieldway can be found tucked away at the very end.

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.

Allan Buckridge of Thameside Associates can guide you through the mortgage maze. A local independent broker with over 30 years' experience and access to all U.K. Lenders. 01628 623 600 or 0771 325 6712.

allan.buckridge@thamesideassociates.co.uk

69 The Parade, Bourne End, Bucks, SL8 5 SB. Full legal statement available upon request.

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 = 288.4 sq m / 3104 sq ft

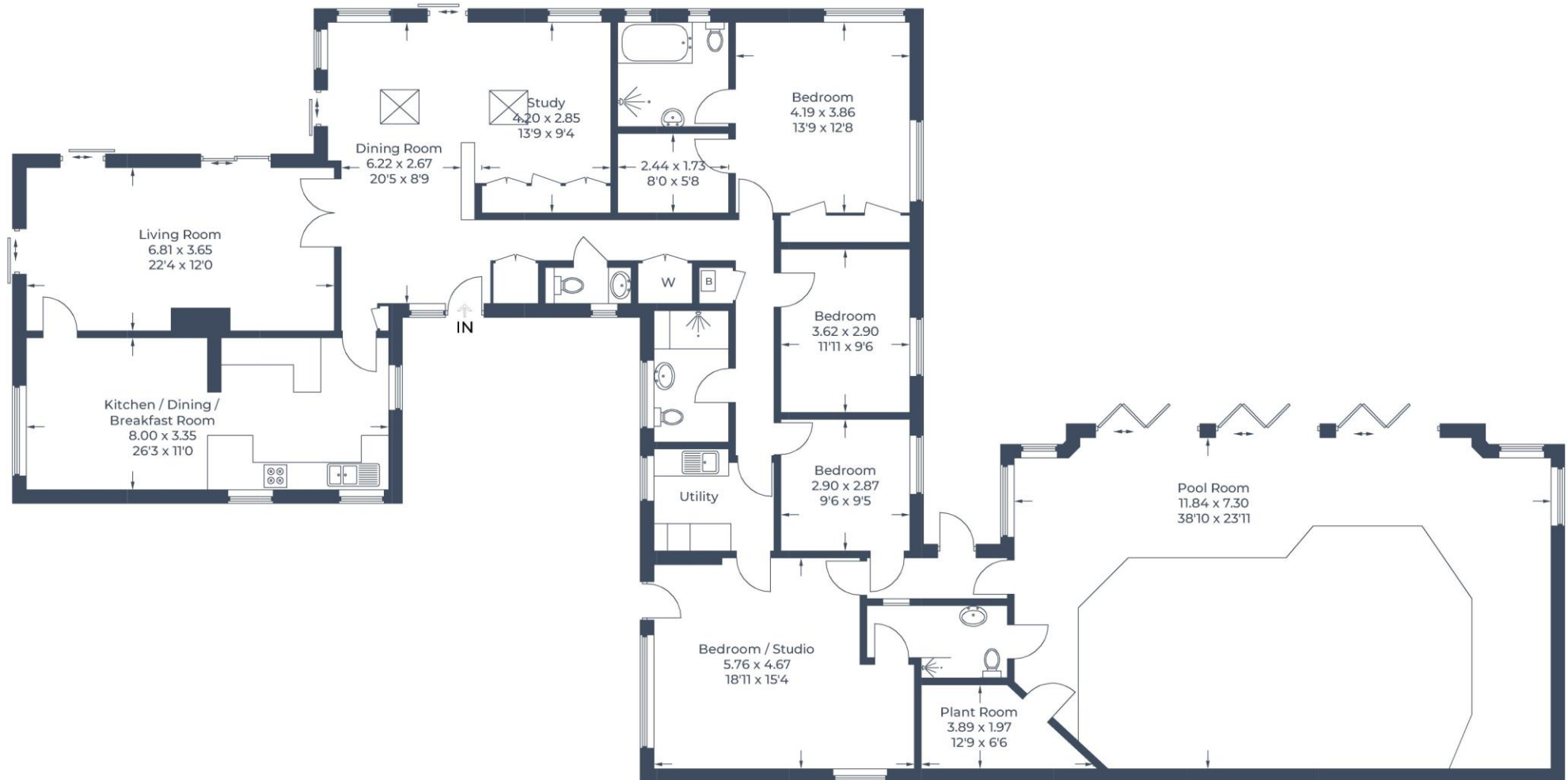


Illustration for identification purposes only,
measurements are approximate, not to scale.