



LITTLE BUCKLEIGH, LIGHTLANDS LANE, COOKHAM
PRICE: £1,095,000 FREEHOLD

am ANDREW
MILSON

**LITTLE BUCKLEIGH
LIGHTLANDS LANE
COOKHAM
BERKS
SL6 9DH**

PRICE: £1,150,000 FREEHOLD

A 1955 built detached family home offering versatile accommodation throughout ideal for extension (lapsed planning permission) with a pleasant west facing garden, located in quiet location on the edge of the village

**THREE GOOD BEDROOMS: BATHROOM:
LIVING ROOM: DINING ROOM: FAMILY
ROOM/ FOURTH BEDROOM: CLOAKROOM:
CONSERVATORY:
KITCHEN/BREAKFAST/UTILITY ROOM:
GARAGE: FRONT AND REAR GARDENS**

TO BE SOLD Little Buckleigh is a good sized, detached home built in 1955 and has been well modernised by the current owners offering light, airy and versatile accommodation. On the ground floor are two good sized reception rooms with a kitchen and breakfast/ utility room as well as a further room originally converted from a garage providing potential guest bedroom with a cloakroom. On the first floor are three good sized bedrooms and a family bathroom. There has been planning permission (now lapsed) for a substantial 2 storey extension) The pleasantly landscaped and well tended west facing rear garden is a of good size with fencing and brick walling offering a very high degree of privacy with gated access to the front garden which is also of a good size with block paviour parking for several vehicles. Lightlands Lane is located towards the edge of the village and is a pleasant tucked away road overlooking farmland. Cookham Rise and Cookham Village are within walking distance offering amenities for doctors surgery, village shop, pubs, cafes, primary and nursery schooling and the branch

line railway station to Maidenhead mainline station served by the Elizabeth Line into central London. For the motorist the M4 and M40 motorways are easily accessed.

The accommodation in further detail comprises:

COVERED PORCH: with quarry tiled flooring, outside light, quality solid wood front door and side panels, downlights to **HALLWAY:** attractive iron balustrade staircase to first floor, radiator, coved ceiling, understairs cupboards.



FAMILY ROOM double glazed leaded light window to front, loft hatch, radiator, coved ceiling.

CLOAKROOM with low wc, pedestal basin, double glazing, extractor fan, coved ceiling



LIVING ROOM a pleasant room, double aspect with double glazed leaded light windows to front and two double glazed windows to side, coved ceiling, wall light points, radiator, feature fireplace with marble hearth, front and timber mantle with inset coal effect gas fire, double bi-fold doors through to



DINING ROOM, coved ceiling, radiator, double glazed windows to side and double doors to **LEAN TO CONSERVATORY** double doors through to garden.



KITCHEN: Excellent range of oak fronted kitchen comprising floor and wall cupboards and drawers with worktops over, stainless steel sink unit, built in fridge, built in dishwasher, built in four ring gas hob with extractor over, downlights, coved ceiling, wall mounted Ideal gas central heating boiler (two years old) double glazed window to rear.



BREAKFAST/UTILITY ROOM with radiator coved ceiling, plumbing for washing machine, built in freezer with cupboards above, double glazed door to garden. cupboards and worksurfaces,

HALF LANDING: with double glazed window to side,

LANDING: with access to loft with ladder, coved ceiling.



BEDROOM ONE: double glazed, leaded light window with views overlooking front garden and fields beyond, radiator, range of bedroom furniture including drawers and cupboards, dresser unit with surface, bedside drawer units, seven door fitted wardrobe and coved ceiling.



BEDROOM TWO: double glazed window overlooking garden, airing cupboard with hot water cylinder, radiator, coved ceiling.

BEDROOM THREE: double glazed window overlooking garden, radiator, coved ceiling.

FAMILY BATHROOM: Panelled bath with tiled bi-fold shower screen with Mira bar mixer shower unit, pedestal basin, low wc, double glazed leaded light window to front, coved ceiling, radiator.

OUTSIDE



TO REAR: is a good sized garden west facing and beautifully landscaped and maintained with a range of well stocked flower and shrub beds and borders, extensive paved patio seating area with outside lights, large area of lawn, area to side (ideal for extension

STPP) the whole of the garden offers a high degree of privacy, there is a gated access through to the front garden, extensive block paviour driveway with parking for several vehicles, area of lawn, well cared for flower and shrub beds, the garden is behind hedging, fencing and brick wall.

AMW00593 EPC BAND: D
COUNCIL TAX BAND: F

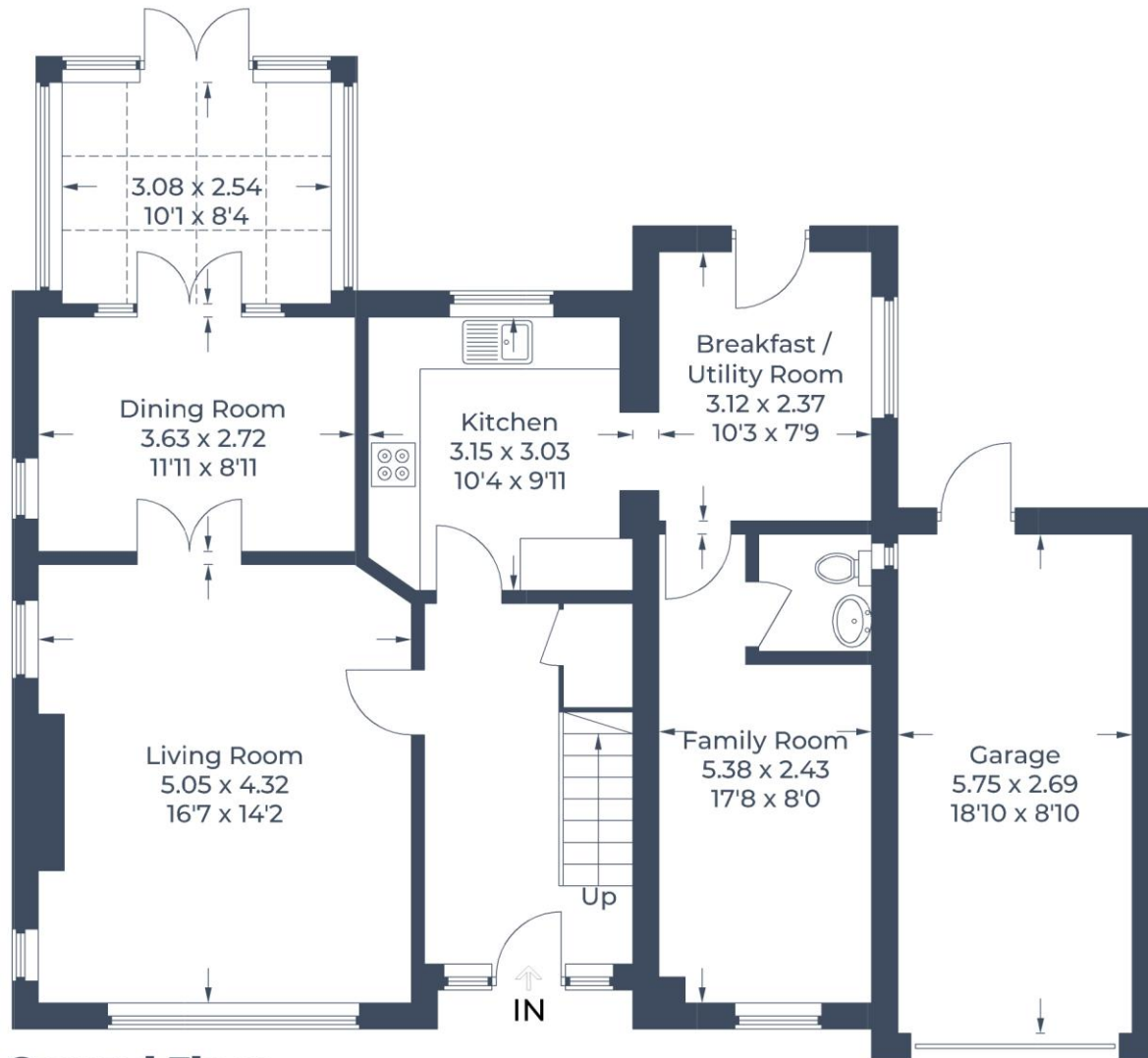
DIRECTIONS: From our office in Cookham turn right onto Station Hill and right again at the mini roundabout, turn left into Lightlands Lane before the railway bridge and Little Buckleigh can be found a short distance on the right side

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

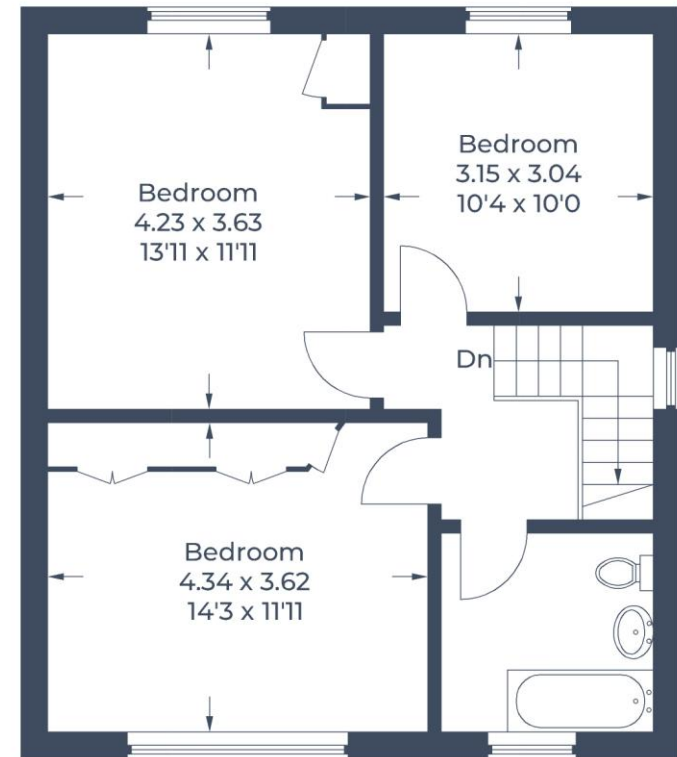
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale. For clarification we would wish to inform prospective purchasers that we have prepared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

Approximate Gross Internal Area
 Ground Floor = 85.2 sq m / 917 sq ft
 First Floor = 54.1 sq m / 582 sq ft
 Garage = 15.7 sq m / 169 sq ft
 Total = 155.0 sq m / 1,668 sq ft



Ground Floor



First Floor

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