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SIMMONS & SONS



Winter Hill Road, Cookham Dean

Detached Four Bedroom House in Private Cul-de-sac

Guide Price £1,200,000

Freehold

Weather Top Cottage, Winter Hill Road

Cookham Dean, SL6 6PJ

- Sat on a plot of approximately 0.45 acres
- Lovely countryside surroundings
- Great potential for extension, refurbishment or redevelopment (STPP)
- Total of 2150 sq. ft of living space
- West facing garden with lovely countryside views
- In need of modernisation throughout
- Offered to the market with no onward chain
- 2.5 miles to Marlow & 3 miles to Maidenhead
- Good access to the A404 which offers excellent connections to the M4, M5 and M40 motorways



Introducing this charming mid-19th century detached house, nestled in a private cul-de-sac off Winter Hill Road in Cookham Dean. Surrounded by picturesque countryside, this property sits on a generous plot of approximately 0.45 acres, offering a blend of tranquillity and potential. In need of modernisation throughout, this house presents itself as a blank canvas for buyers. The ground floor boasts spacious living accommodation with three reception rooms and an open plan kitchen/breakfast/sitting room. The west facing rear garden enjoys sunshine from afternoon until evening, providing the perfect retreat to unwind after a long day. Inside, you will find four good sized bedrooms, including a main bedroom with an en-suite and stunning views over the garden and fields beyond. Offered to the market with no chain, this property offers scope for extending, refurbishing, or even redeveloping (STPP). The property benefits from a double garage and driveway parking. Located on the outskirts of Maidenhead, bordering onto Cookham and Marlow, residents can enjoy the best of both worlds - blissful countryside surroundings along with easy access to the attractions of Marlow High Street and the amenities of Maidenhead town centre. Marlow High Street is a mere 2.5 miles away, while Maidenhead town centre is just 3 miles. For commuters, the proximity to the A404 offers excellent connections to the M4, M5, and M40 motorways.



Exterior

To the front of the property, it is mainly laid to lawn with a hard standing driveway leading down the side of the property to the garage and is enclosed by mature shrub borders. To the rear of the property, you will find the patio area and is mainly laid to lawn. You will find access to the back of the garage where the oil tank is hidden. Halfway down the garden you will find access through the hedge line to the "hidden garden" which is fully private, laid to lawn with mature trees and enclosed by timber fencing and mature shrub borders.

Situation

Maidenhead is a town in Berkshire sitting to the west of the River Thames. The high street offers shops - from small boutiques and independent traders to branches from national chains along with a cinema and a leisure centre close by. The train station offers a direct route via the Elizabeth line into Paddington as well as to the West End, Liverpool Street (53 minutes and 84 trains per day) and Canary Wharf - this proximity to London has meant the town has become increasingly popular with London's commuting workforce. Marlow is nearby - a charming and historic town set on the banks of the River Thames and is surrounded by beautiful countryside. It is a perfect place for enjoying the river, shopping with a difference, or taking part in the many sports and recreational activities available within the local area.

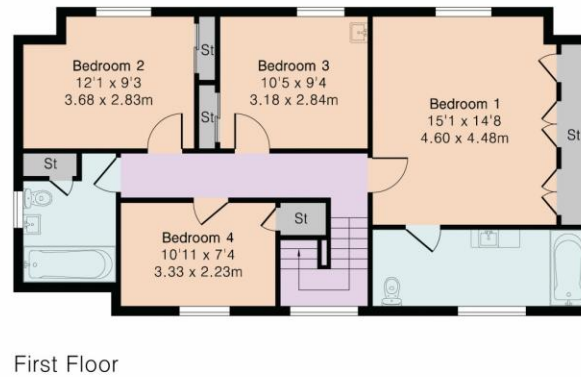


**Approximate Gross Internal Area 1851 sq ft - 172 sq m
(Excluding Garage)**

Ground Floor Area 1062 sq ft – 99 sq m

First Floor Area 789 sq ft – 73 sq m

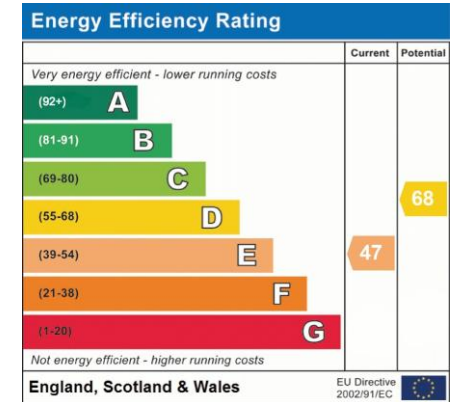
Garage Area 299 sq ft – 28 sq m



Local Authority - Royal Borough of Windsor and Maidenhead

Council Tax Band - **G**

Energy Performance Rating - **E47**



VIEWINGS - Strictly by appointment only
with Simmons & Sons - Marlow Sales

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