



Battlemead House  
58 Lower Cookham Road | Maidenhead | Berkshire | SL6 8JZ

FINE & COUNTRY

# SELLER INSIGHT

“ We were first drawn to this home for its period charm, rich history, and peaceful setting near the river. It has always felt like a tranquil retreat, full of natural light, cool in summer, warm in winter, and surrounded by the countryside while still being close to London, shops, schools, and transport links.

Some of our favourite spaces include the sitting room and bedroom with their beautiful views, the welcoming entrance with its fireplace and staircase, the conservatory, and the garden when the roses and hydrangeas burst into colour. The home is full of unique features: herringbone and oak floors, large leaded windows, panelled walls, fireplaces, and historic discoveries we've made over the years, from RAF memorabilia to an old silver florin tied to the house's origins.

We renovated extensively but kept the home's character at heart, updating the kitchen, bathrooms, carpet, garden, patio, conservatory and most recently the roof and boiler while preserving its period details. It's been an easy, practical home to live in, perfect for hosting friends and family.

The garden has been a true joy, centred around a magnificent Canadian oak and often visited by ducks, deer, squirrels, red kites, and even parrots. It's the ideal place to unwind at the end of a busy day.

One of the things we will miss most is the exceptional sense of community. Battlemead is a warm, harmonious neighbourhood where everyone looks out for each other. Our neighbours have been wonderful, and we've built friendships we'll carry with us.

To the future owners: take time to enjoy the tranquillity, the history, and the beauty that make this home so special.\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





## Battlemead House – A Home of Distinction by the Thames

Just moments from Boulters Lock, this exquisite period residence blends history, charm, and elegance with a truly fascinating heritage.

Nestled in the leafy river area of Maidenhead, this unique period home boasts characterful and spacious accommodation with an abundance of beautifully restored original features.

Originally part of the Duke of Manchester's estate, the sumptuous property retains an individualistic style to complement its extensive rich history, including hosting British soldiers returning from Dunkirk! Inside, the cool and natural decor accentuates the warmth of the character features. Impressively large windows and high ceilings ensure maximum natural light, with interesting aspects from each side of the house. The rear of the property is particularly inspiring, a backdrop of mature trees, home to a variety of species of birds and other wildlife, a rarity in such a convenient location.

Inside, the home offers four generous double bedrooms and three bathrooms, with the standout principal suite featuring dual balconies, a stylish modern en-suite, and serene views across the landscaped gardens.

The living spaces are equally impressive, with four elegant reception rooms, including a light-filled garden room that opens directly to a courtyard patio. A modern, fully equipped eat-in kitchen completes the heart of the home.

Outdoors, a beautifully maintained garden awaits, with a spacious patio perfect for al fresco dining, a manicured lawn framed by mature planting, and gravel parking for multiple vehicles. A private, gated entrance provides direct access to the Thames footpath – ideal for morning runs or peaceful riverside walks.

### Ground Floor

The ground floor provides ample living space with four separate living areas; the formal sitting room with feature fireplace, panelled walls, cornicing and a stunning herringbone wood floor is indicative of the decadent design of the original house. A separate dining room is similarly finished in an elegant style, whilst the high specification kitchen breakfast room is sleek and minimalist, with an extensive range of fitted cabinets and appliances. The modern sun room provides a more casual light filled sitting space, with a range of built-in units creating a secondary kitchen or utility area. At the front is the beautiful entrance hall and reading room, an elegant yet informal space that receives afternoon sunshine, a perfect reading or music room, with a majestic staircase leading up.

Upon entering Battlemead House, you are welcomed into the first of four elegant reception rooms. With its original herringbone wood flooring, feature fireplace, and sweeping wooden staircase, this space immediately sets the refined tone that flows throughout the home.

The garden room, bathed in natural light, provides the perfect retreat and enjoys direct access to a private courtyard patio, an ideal spot for morning coffee.

The dining room continues the theme of elegance with matching herringbone flooring, a feature fireplace, and charming views over the courtyard.

The most impressive of all is the main reception room. With soaring ceilings, an ornate fireplace, and a magnificent bay window framing views of the landscaped rear gardens, it is a true centrepiece for both family living and entertaining.

The modern eat-in kitchen comes complete with integrated appliances and opens directly onto the rear patio, creating a seamless flow for al fresco dining and summer gatherings.

Completing the ground floor is a stylish guest WC, conveniently located just off the first reception room.

### First Floor

The first floor is quite remarkable; a wondrous master suite boasting panoramic windows overlooking the gorgeous gardens, two Juliet balconies add a romantic charm. With a magnificent oversized ensuite shower room finished with Italian fixtures and fittings, the luxurious lifestyle is complete. There are three further large double bedrooms, each beautifully appointed and with lovely large windows. The family bathroom has a separate w.c. for added convenience, and there is another charming shower room too.

The first floor hosts four generously proportioned bedrooms and three well-appointed bathrooms, thoughtfully designed to balance comfort with luxury.

The principal bedroom is a true highlight with its stunning original oak floor, featuring a modern en-suite with walk-in shower and dual sinks, large bay windows with elevated views across the gardens, and two private balconies, the perfect spaces to retreat and unwind.

The remaining bedrooms are served by two separate bathrooms: one with a bathtub and the other with a walk-in shower, ensuring every preference is catered for.

For added convenience, there is also an additional WC located just off the landing.







## Outside

The enclosed patio area has been meticulously designed with reclaimed materials framed by pretty beds and borders. Beyond is the parking area, and then the principle garden - a tranquil and private escape from the hustle and bustle of daily life. The property boasts access through a gated lane leading directly to the Thames footpath, meaning country and riverside walks can be enjoyed from the doorstep.

A spacious patio terrace lies just off the kitchen, beautifully framed by flower beds and mature borders. With its elegant water feature, it is the perfect setting for al fresco dining or evening entertaining.

Beyond, the expansive rear garden offers a manicured lawn surrounded by established planting, creating a tranquil backdrop of greenery. To the rear, gravel parking accommodates multiple vehicles with ease.

A private, gated entrance provides direct access to the Thames footpath, ideal for morning runs, leisurely riverside walks, or simply enjoying the beauty of the surroundings.

## Location

Situated in a highly sought-after riverside setting in Maidenhead, this charming home enjoys a prime location just a short stroll from the River Thames at Boulters Lock, perfect for scenic walks and waterside leisure.

Maidenhead town centre is close by, offering a wide range of shopping, dining, and everyday amenities. For commuters, both Maidenhead and Taplow stations are within easy reach, providing fast and convenient access to central London via the Elizabeth Line.

Maidenhead also boasts a wide selection of well-regarded schools, both state and independent, making it an ideal location for families.

The M25, M40 & M4 motorways are all a short drive away

## Services, Utilities & Property Information

Local Authority: Windsor & Maidenhead  
Tenure: Freehold | EPC: C | Council Tax Band: G

Construction Type: Brick  
Utilities: Water: South East Water  
Electricity: E.ON  
Gas: E.ON

Mobile Phone Coverage: EE, Three, O2, Vodafone. 5G is available area. We advise that you check with your provider.

Broadband Availability: FTTP Ultrafast 1000 Mbps. You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area. Openreach, CityFibre. We advise that you check with your provider.

Off Road Parking Spaces: 6

Right of way for neighbour to access the back of property.

Historic Restrictive Covenants Apply - Contact the agent for further information.

## Directions

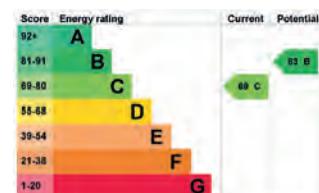
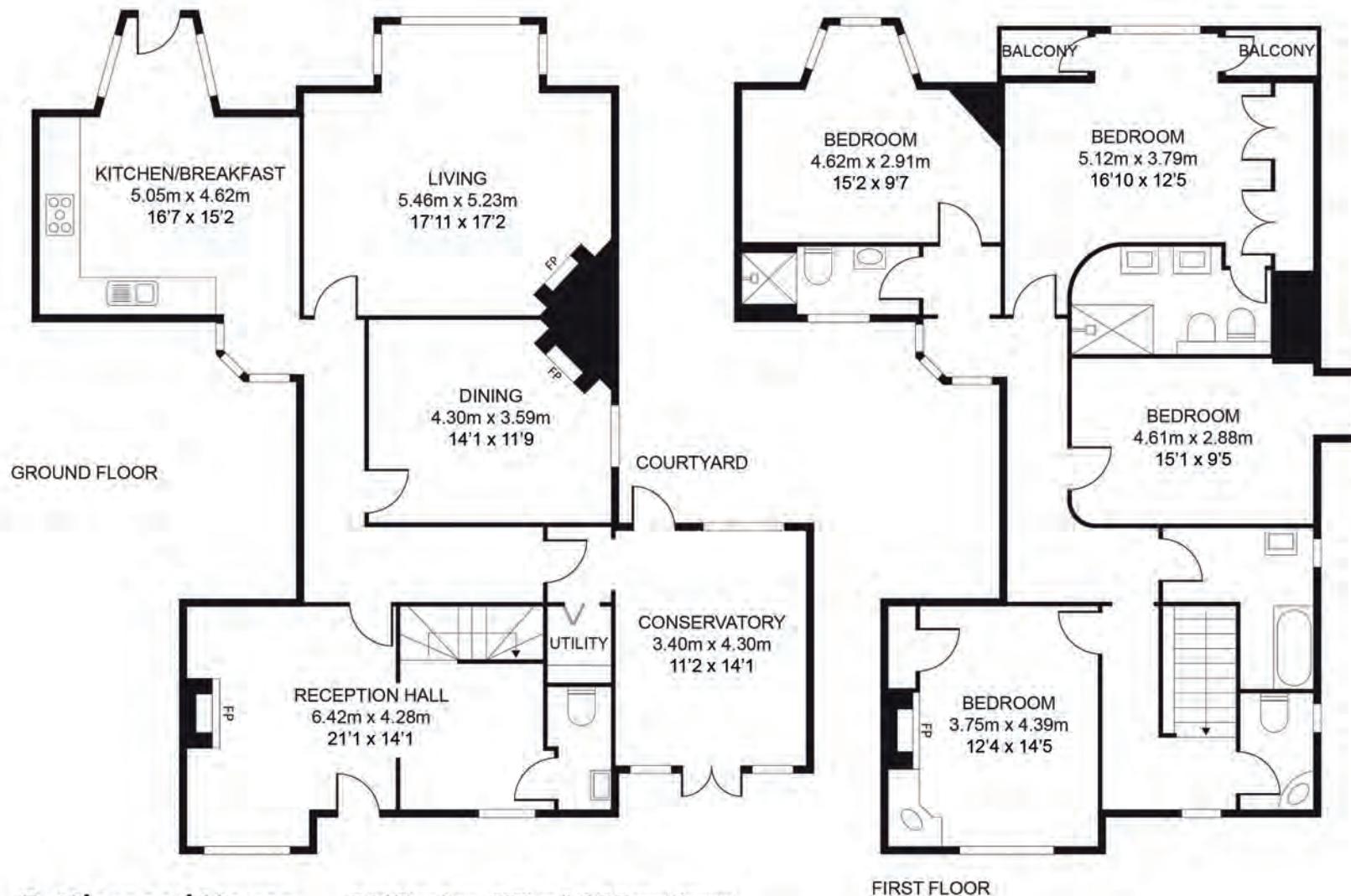
Postcode: SL6 8JZ what3words: digit.slope.pops

## Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Marlow and Maidenhead, Louis Byrne & Robert Cable on Tel Number +44 (0)1628 200 511

## Website

For more information visit Fine & Country Marlow and Maidenhead [marlow@fineandcountry.com](mailto:marlow@fineandcountry.com)





**ROBERT CABLE**  
PARTNER AGENT

 [www.facebook.com/FineandCountryMarlowandMaidenhead/](https://www.facebook.com/FineandCountryMarlowandMaidenhead/)

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Fine & Country Marlow  
Jubilee House, Third Avenue, Globe Park, Marlow, Buckinghamshire, SL7 1EY  
01628 200 511 | [marlow@fineandcountry.com](mailto:marlow@fineandcountry.com)



**LOUIS BYRNE**  
PARTNER AGENT

