



ROYAL COTTAGES, COOKHAM DEAN
PRICE: £1,375,000 FREEHOLD

am ANDREW
MILSOM

**ROYAL COTTAGES
THE OLD CRICKET COMMON
COOKHAM DEAN
BERKS SL6 9PA**

PRICE: £1,375,000 FREEHOLD

Set on high ground with stunning views over surrounding countryside, a delightful four bedroom detached country home converted from a pair of Victorian cottages around 1998 and now boasting well-presented and proportioned accommodation of much character and charm.

75FT REAR GARDEN WITH TWO STABLES: FOUR BEDROOMS: TWO BATHROOMS (ONE ENSUITE): THREE RECEPTION ROOMS: STUNNING KITCHEN/BREAKFAST ROOM WITH AGA: CLOAKROOM: UTILITY ROOM: GAS CENTRAL HEATING: THREE OPEN FIREPLACES: AMPLE OFF-ROAD PARKING: NO ONWARD CHAIN: PLANNING APPROVED TO EXTEND.

TO BE SOLD: This attractive four bedroom detached home is set in a stunning semi-rural location on high ground in Cookham Dean just three miles from Riverside Marlow and Cookham. Originally built in the Victorian era the cottages were converted and extended in 1998 to form a charming character home with stunning views over surrounding farm and common land over which superb walks are also enjoyed. Royal Cottages are within easy walking distance of Cookham Dean Primary School, the village hall, three pubs and a pretty Anglican Church. Planning consent has been obtained for a rear extension. Marlow and Cookham have stations linking with Paddington, London. The A404 (Marlow Pypass) is just three miles distance and links the M4 & M40. The accommodation comprises:

CANOPY ENTRANCE with front door to:

RECEPTION HALL with stairs to First Floor, open fireplace, encased radiator, wooden floor.



KITCHEN/BREAKFAST ROOM triple aspect with extensive range of wall and base units with granite working surfaces, gas fired Combi Aga with two ovens, two hotplates and a four ring gas hob with electric ovens to side, cooker hood, built in fridge and freezer, butlers sink with grooved drainer, retractable larder, Neff dishwasher, tiled floor, peninsular bar, space for sofas and dining table with double glazed double doors and superb outlook over the rear garden to Cookham Dean beyond.



SITTING ROOM double aspect with deep bay window, cast iron original fireplace with tiled hearth, radiator.



LIVING ROOM double aspect room with two encased radiators, polished oak wooden floor, open fireplace with wood burning stove set on stone hearth, wall shelving and door to

UTILITY ROOM with quarry tiled floor, space and plumbing for washing machine and tumble dryer, door to Rear Lobby, door to Study.

CLOAKROOM with low level w.c., wash basin, radiator, quarry tiled floor.

STUDY with panelled walls, radiator, tiled floor.

REAR LOBBY with door to outside, quarry tiled floor, cupboard housing gas fired boiler with pressurised tank, deep storage cupboard.

FIRST FLOOR LANDING radiator.

BEDROOM ONE with original cast iron fireplace, two radiators, window with views over The Common.



GUEST SUITE – BEDROOM TWO double aspect with cast iron fireplace, raised door onto Balcony, radiator and door to

ENSUITE BATHROOM with white suite of low level w.c., pedestal basin, panelled bath with shower

unit, radiator, window overlooking rear garden to countryside beyond, heated towel rail, fitted wardrobe, tiled floor.



BEDROOM THREE with windows overlooking The Common, two radiators, double wardrobe, shelving.

BEDROOM FOUR with radiator, access to loft.

BATHROOM white suite of panelled bath, shower attachment and separate shower unit, low level w.c., pedestal basin, radiator, tiled walls and floor, airing cupboard with lagged hot water cylinder, immersion heater, window with view over garden to farmland.

OUTSIDE

TO THE FRONT is a lawn area bordered by brick walling and panelled fencing with mature shrubs and trees, rose bushes and a side entrance with gateway, paved pathway leading to the front door with outside lighting and trellised gated access to

THE REAR GARDEN which also has vehicular access via a gravelled driveway to the side and wooden double gates. The rear garden includes a large, raised timber deck with outside lighting, gated side access, lawn area, panel fencing, mature trees, post and rail fencing to rear and **STABLE** with two

loose boxes, five bar gates to front and rear with the rear giving access to a large **PADDOCK available to rent** if required. The stables have water and electricity.

PLANNING.

<https://publicaccess.rbwm.gov.uk/online-applications/centralDistribution.do?caseType=Application&keyVal=SAAHO6NIM2Q00> has been obtained to extend the rear ground floor and first floor to add a further 235.09 sq ft to the property.

DRIVEWAY PARKING by arrangement on a long lease from National Trust, There are four parking spaces to the front and access over a gravelled driveway to the side gate and into the rear garden.

M24070126 EPC BAND: D

COUNCIL TAX BAND: G

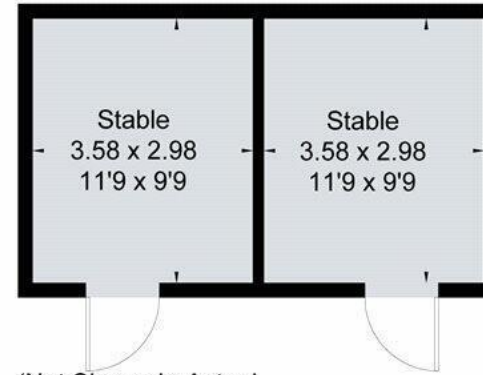
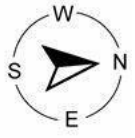
VIEWING: Please contact our Marlow office homes@andrewmilsom.co.uk or 01628 890707.

DIRECTIONS: using the postcode SL6 9PA 1 & 2 Royal Cottages will be found on the far side of The Common.

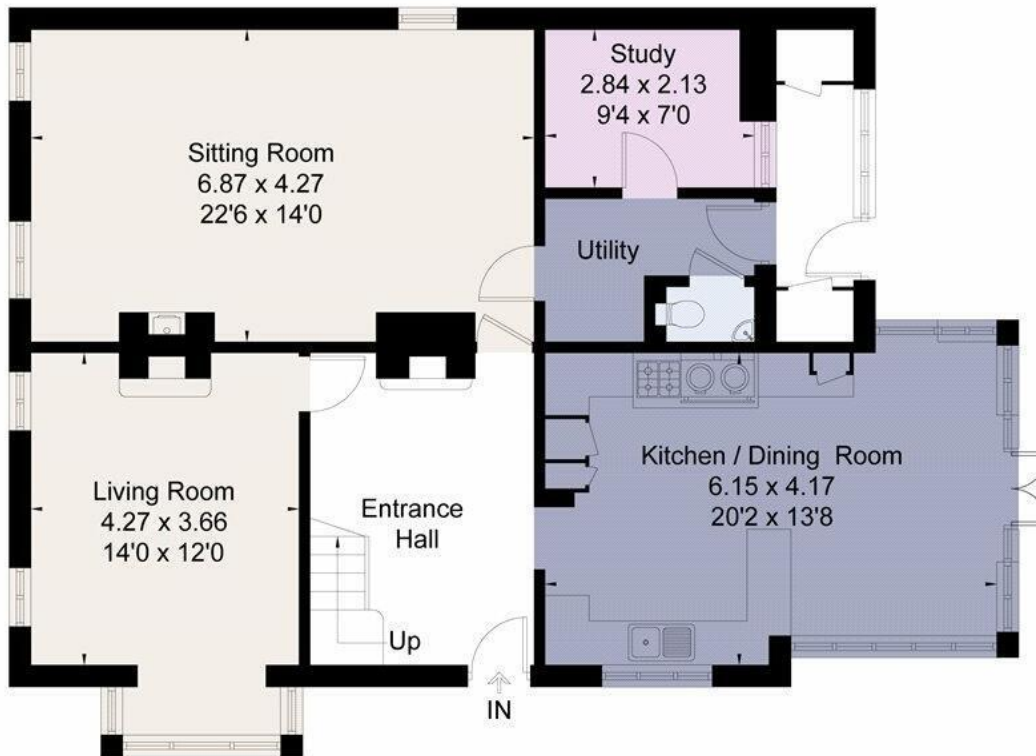
ANTI MONEY LAUNDERING (AML). All Estate Agencies, except those engaged solely in Lettings work must comply with AML Regulations. As a result on agreement of a purchase you will be invited to complete a mandatory AML check at a cost of £30 plus VAT per named buyer.

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.

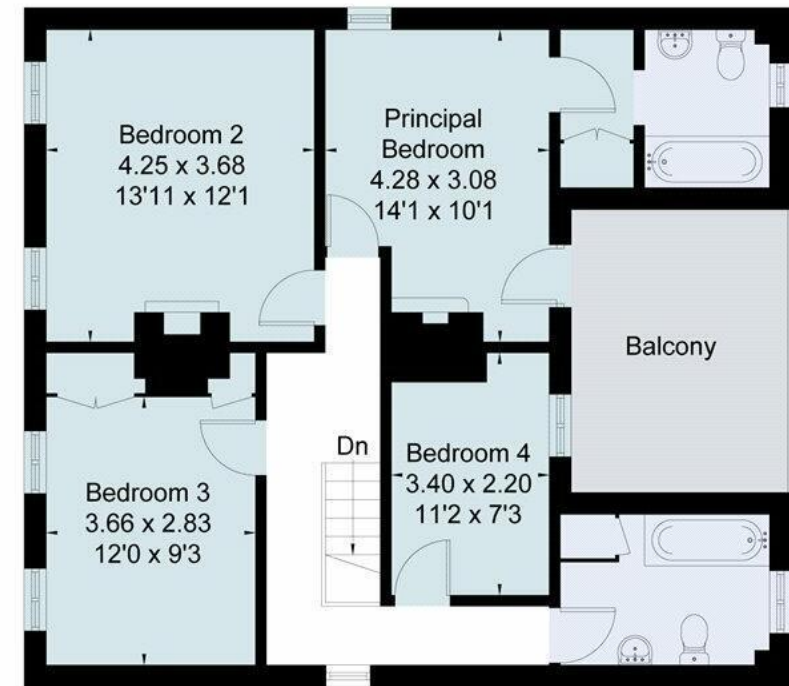
Approximate Floor Area = 178.7 sq m / 1923 sq ft
Stable = 21.6 sq m / 232 sq ft
Total = 200.3 sq m / 2155 sq ft



(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #70708