



LINDEN LEA

Startins Lane, Cookham, Berkshire, SL6



A LOVELY FAMILY HOME IN THE HEART OF THE VILLAGE.

Situated in a quiet lane in the popular village of Cookham Dean,
offering well-proportioned accommodation that is perfect for family
living.

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Local Authority: Royal Borough of Windsor and Maidenhead
Council Tax band: G
Tenure: Freehold
Services: Mains gas, electricity, and water. Private drainage



LINDEN LEA

Linden Lea is a very well presented and planned family home which has been greatly improved and extended by the present owners. The layout is as shown on the floorplan.

Approached from the driveway, the front door sits under an attractive storm porch which leads into the entrance hall; providing access to a cloakroom and doors taking you to the inner staircase hall, as well as the kitchen/breakfast room. This is a super room that is very well fitted with a central island and room for a table and seating area. This room is part vaulted and there are three separate doors leading to the well kept gardens.







ACCOMMODATION & LOCATION

Adjacent to the kitchen/breakfast room is a utility room, again, with an external door. The rest of the ground floor comprises a generous sitting room with fireplace and bi-fold doors to the gardens, dining room, snug with bi-fold doors to the garden, and two separate offices/studies. The first floor is centred around a generous landing and offers the principal bedroom with en-suite bathroom, guest bedroom with en-suite bathroom, two further bedrooms and a family bathroom.

Cookham Dean lies on the Berkshire/Buckinghamshire borders in the hills above the River Thames, approximately 25 miles from central London. The centre of the village is home to a village primary school and a number of well-regarded public houses. Further amenities are available in nearby Cookham, approximately 1.5 miles distant and Marlow 2.5 miles distant, with more extensive facilities available in both Beaconsfield, Windsor and Maidenhead. For the commuter, rail services are available from the nearby village of Cookham Rise, approximately 1 mile distant, with the journey to London Paddington taking approximately 40 minutes. Fast direct trains (Elizabeth Line) run from Maidenhead to London Paddington by Great Western Railway taking 19 minutes. (NB: All distances & times are approximate).





GARDENS, GROUNDS & LOCATION CONTINUED...

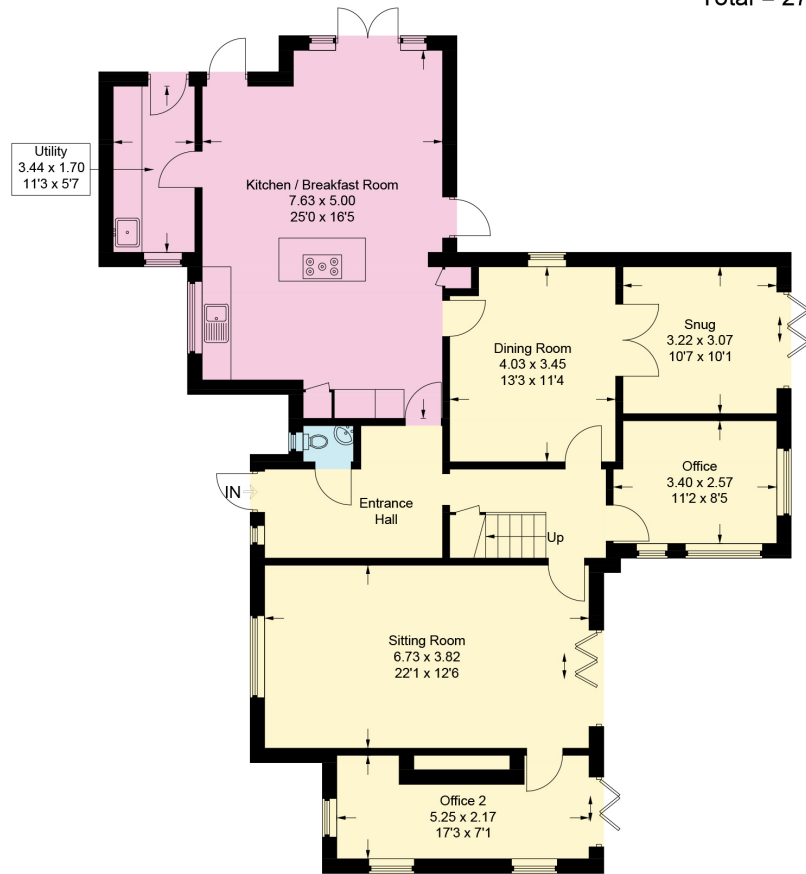
Linden Lea is approached from the lane, leading to the generous driveway; in turn leading to the double garage with large workshop/activities room attached. The gardens are principally to the side and rear of the house with level lawns. Immediately to the rear of the house is a wide paved terrace, ideal for entertaining. Adjacent to the kitchen/breakfast room is a further secluded terrace taking you to further lawns and the kitchen garden with extensive views to the adjoining fields.

The area is renowned for the standard of its education with a number of well regarded local schools at primary level within the area. The village is also within close proximity to Sir William Borlase's co-educational grammar school in nearby Marlow.

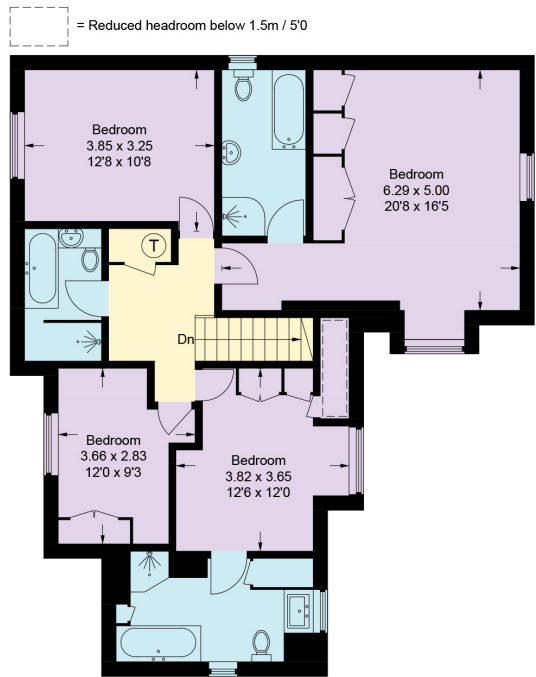


Linden Lea

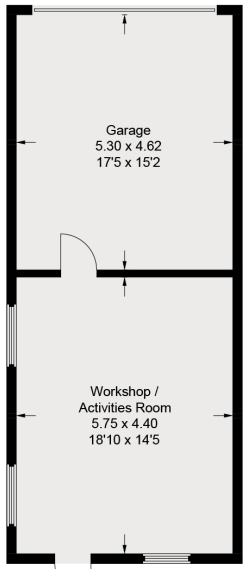
Approximate Gross Internal Area
Ground Floor = 132.7 sq m / 1,428 sq ft
First Floor = 91.6 sq m / 986 sq ft
Garage / Workshop = 50.4 sq m / 542 sq ft
Total = 274.7 sq m / 2,956 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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