



3-4 GATE HOUSE COTTAGES, SUTTON ROAD
GUIDE PRICE: £1,100,000 FREEHOLD

am ANDREW
MILSON

**3-4 GATE HOUSE COTTAGES
SUTTON ROAD
COOKHAM
BERKSHIRE
SL6 9QZ**

GUIDE PRICE: £1,100,000 FREEHOLD

A characterful property forming part of the original Gate House, set in a delightful semi-rural location and offering an exciting opportunity for renovation.

**FIVE BEDROOMS:
TWO BATHROOMS:
THREE RECEPTION ROOMS:
TWO KITCHENS:
THREE ACRE FIELD AND
MATURE GARDENS:
IDEAL EQUESTRIAN PROPERTY
GAS CENTRAL HEATING:
DRIVEWAY AND
PLENTY OF PARKING:
NO ONWARD CHAIN.**

TO BE SOLD: Set amidst attractive countryside surroundings, this distinctive period property forms part of the original Gate House and now offers a rare opportunity to acquire two self-contained cottages to be sold together as an exciting renovation project. Rich in character and architectural charm, the property showcases striking features, all hinting at its historic heritage and potential for transformation.

Occupying approximately half of the original Gate House, the accommodation offers flexible possibilities for refurbishment, reconfiguration or multi-generational living, subject to any necessary consents. With generous outdoor space, parking and far-reaching rural views, the property presents an exceptional chance for buyers seeking a rewarding restoration project in a picturesque setting. The property also benefits from three acres of the adjoining field. Ideal for keeping horses.

NUMBER 3

This two-bedroom cottage enjoys south-westerly views over the surrounding fields. The property comprises a covered entrance leading into the garden room and kitchen, both benefiting from southerly aspects. There is a south-east facing dining room leading through to a north-west facing sitting room, with stairs rising to the first floor. The first floor comprises two double bedrooms and a large family bathroom. The property would benefit from modernisation throughout.



VIEWINGS: Please contact our Cookham office cookham@andrewmilsom.co.uk or 01628 531222.

NUMBER 4

This three-bedroom cottage enjoys southerly views over the surrounding garden and fields. The property comprises a covered entrance leading into the garden room and kitchen. Off the kitchen is a utility room under the stairs. There is a large sitting room off the kitchen with the main front door to the property and exposed brick fireplace as a focal point and stairs rising to the first floor. The first floor comprises two double bedrooms and a large family bathroom.



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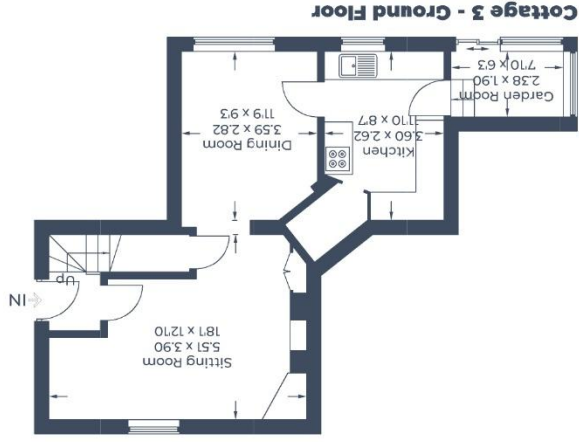
DIRECTIONS: From our office on station parade, turn right onto Lower Road. At the mini roundabout go straight over and continue straight across the moor on towards Cookham High Street. At the end of Cookham High Street turn right onto Sutton Road. Continue for about half a mile and the entrance to the property is on the left just before the gate house. Turn left into the driveway to White Place Farm and follow the bend around to the right. The entrance to the property is straight ahead of you.

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.

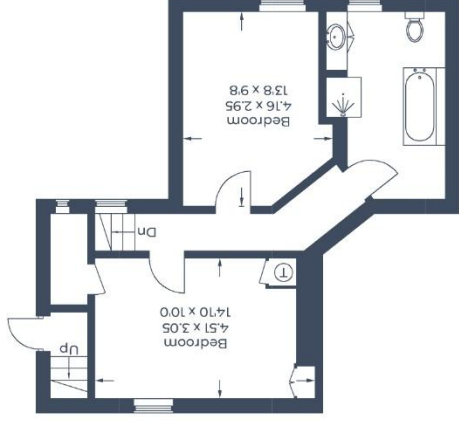
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.



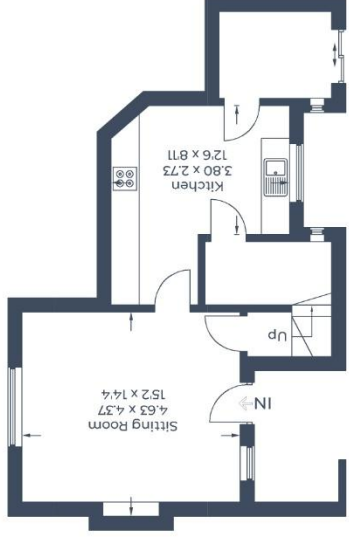
Approximate Gross Internal Area
 Cottage 3 - Ground Floor = 47.2 sq m / 508 sq ft
 Cottage 3 - First Floor = 46.2 sq m / 497 sq ft
 Cottage 4 - Ground Floor = 43.8 sq m / 471 sq ft
 Cottage 4 - First Floor = 47.1 sq m / 507 sq ft
 Total = 184.3 sq m / 1,983 sq ft



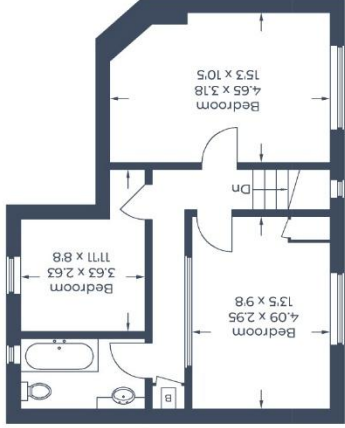
Cottage 3 - Ground Floor



Cottage 3 - First Floor



Cottage 4 - Ground Floor



Cottage 4 - First Floor

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