



KINGS LANE, COOKHAM DEAN
PRICE: £975,000 FREEHOLD

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**HOLLY COTTAGE,
KINGS LANE,
COOKHAM DEAN,
SL6 9AY**

PRICE: £975,000 FREEHOLD

A charming, double fronted semi-detached cottage, offered for sale with no onward chain and immaculately presented throughout. An internal inspection is highly recommended.

**3 DOUBLE BEDROOMS:
(MAIN BEDROOM WITH LARGE ENSUITE)
FAMILY BATHROOM: LARGE LOUNGE WITH
FEATURE LIMESTONE FIREPLACE
DELIGHTFUL KITCHEN/DINING ROOM:
UTILITY ROOM: CLOAKROOM:
GAS CENTRAL HEATING:
ATTRACTIVE ESTABLISHED GARDENS
GRAVEL DRIVEWAY TO FIT 2/3 CARS**

TO BE SOLD: This attractive white stipple rendered, double fronted cottage clad with climbing roses dates back to the turn of the Century, extensively modernised and tastefully maintained. Spacious, light & airy accommodation, featuring high ceilings, recently redecorated throughout and benefits from new carpets to stairs and first floor. Kings Lane lies in the heart of the sought after semi-rural village of Cookham Dean, with its pockets of National Trust land and beautiful stretch of River Thames. The villages of The Cookhams provide a wide variety of amenities including shops, primary schools, nurseries, doctors and dentist surgeries, library, fabulous restaurants and pubs. Cookham train station provides a service to Maidenhead (7 mins) to connect to the Elizabeth Line & Paddington. The M40 at J4 and the M4 at J 8/9 are within a short 5/10 mins drive.

COVERED PORCHWAY with stable front door and leading to:

ENTRANCE HALL A welcoming entrance hall with terracotta tiled floor and tongue & groove panelling below dado.



RECEPTION ROOM Well proportioned dual aspect sitting room with french doors to patio and attractive garden beyond. Wide wooden floorboards, stylish limestone fireplace and hearth. Coving, ceiling downlighters, archway to

REAR LOBBY: lovely view over garden and large understairs storage cupboard. Open to



OPEN PLAN KITCHEN / DINING / FAMILY ROOM

A superb open plan space, being the perfect mix of practicality and space for entertaining, comprising of good quality painted timber kitchen units with stylish fretwork and design features such as plate rack. Gas fired hob with electric oven under. Granite worktops and ample storage. Built-in dishwasher, fridge and freezer.

Window to front with bespoke plantation shutters. Breakfast bar with space for stools under and glass fronted display cabinet. Large dining space with delightful outlook over the garden and featuring a large walk in box bay window.



CLOAKROOM Fitted with a WC and wash hand basin, terracotta tiled floor.

UTILITY ROOM With shaker style storage cupboards, space for washing machine and tumble drier, fitted shelving, round stainless steel sink, set in laminated worktop, door to outside. Terracotta tiled floor

FIRST FLOOR:

LANDING A bright and spacious landing with room for a library area with space for seating and shelved bookcase. Loft access. Large picture window overlooking rear garden.

BEDROOM ONE A superb principal bedroom, overlooking the rear garden enjoying excellent natural light through a large leaded lights picture window. Door leading to;



ENSUITE SHOWER ROOM Beautifully appointed with a walk-in shower with traditional style shower fittings, lovely washstand with sunken oval basin set in marble with drawer and vanity cupboard below, panelled walls below dado, traditional style crosshead taps, range of built in wardrobes, WC.

BEDROOM TWO A well-proportioned double bedroom with a range of built in wardrobes.



BEDROOM THREE Another generous bedroom, overlooking the rear garden and again with bespoke range of built in wardrobes and drawers.

LARGE FAMILY BATHROOM Beautifully presented and fitted with a white suite comprising panel-enclosed bath with shower over with attractive mozaic tiled splashback area, WC, tiled floor. Airing cupboard with linen storage and water tank.



DIRECTIONS: using **SL6 9AY** you will find Holly Cottage on the left hand side 200yards after entering Kings Lane from Dean Lane.

LANDING



THE GARDENS Are a delightful feature of the property, beautifully landscaped and established, providing a secluded spot to relax and enjoy the peaceful setting. The rear garden comprising of an area of lawn with paved patio, numerous fruit trees and a plethora of herbaceous flowering shrubs. To the front again delightful flower borders with

large gravel driveway and a couple of steps leading to the front door. All in all a charming property worthy of an internal inspection to fully appreciate the quality fittings and desirable location. No onward chain.

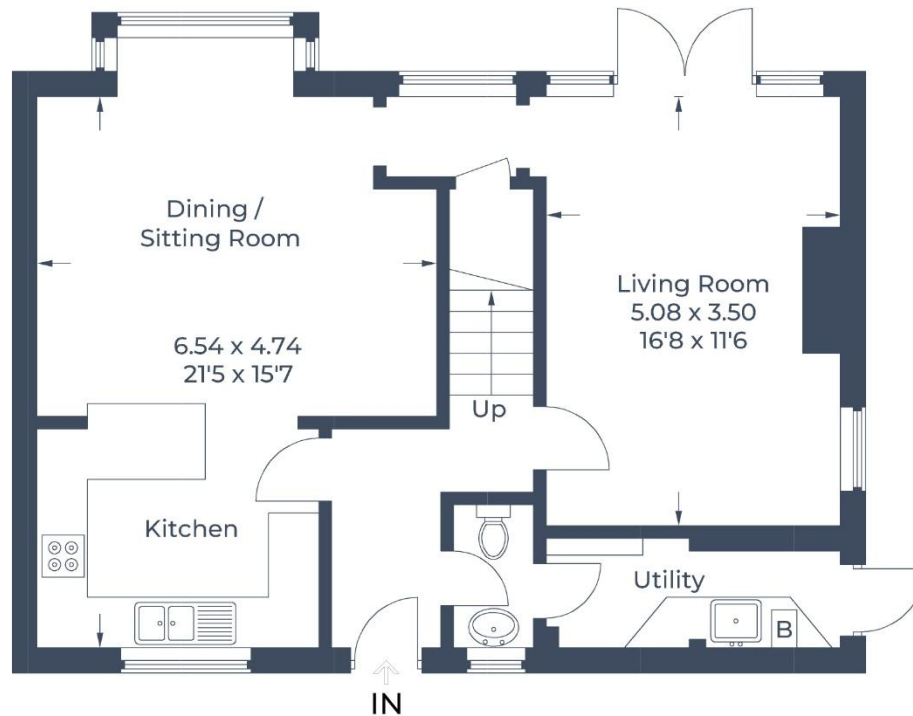


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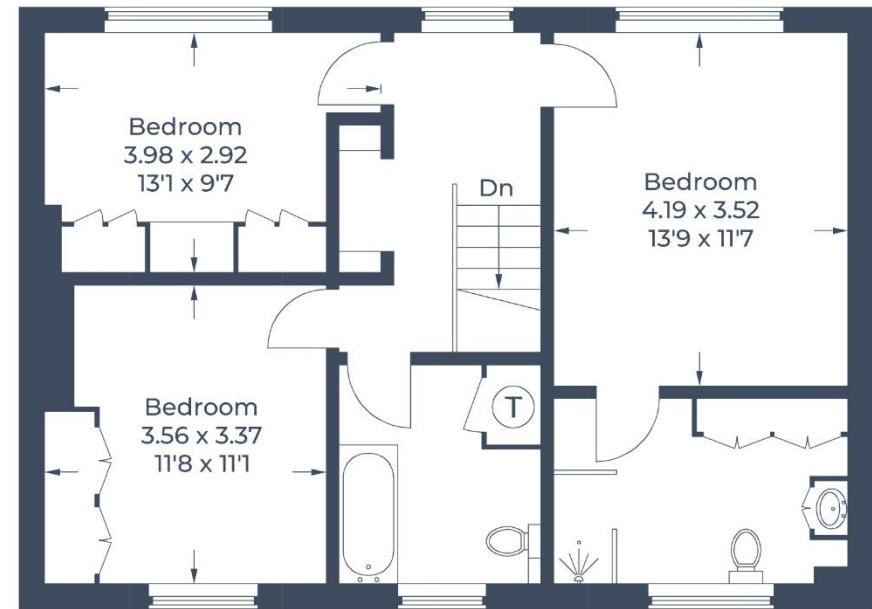
ANTI MONEY LAUNDERING (AML). All Estate Agencies, except those engaged solely in lettings work must comply with AML Regulations. As a result on agreement of a purchase you will be invited to complete a mandatory AML check at a cost of £30 plus VAT per named buyer.

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
Ground Floor = 64.5 sq m / 694 sq ft
First Floor = 62.5 sq m / 673 sq ft
Total = 127.0 sq m / 1,367 sq ft



Ground Floor



First Floor