



**DOVECOTE, WINTER HILL, COOKHAM DEAN**  
**PRICE: £1,750,000 FREEHOLD**

**am** ANDREW  
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**DOVECOTE, WINTER HILL  
COOKHAM DEAN  
BERKS SL6 9TU**

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Set in a delightful semi-rural location close to protected National Trust land, Quarry Woods and the Winter Hill 'viewpoint', an attractive four bedroom period home with SELF CONTAINED ANNEXE, quietly located in popular Cookham Dean.

**GARDENS TO FRONT AND REAR:  
FOUR DOUBLE BEDROOMS:  
TWO BATH/SHOWER ROOMS:  
CLOAKROOM: FOUR RECEPTIONS:  
KITCHEN/BREAKFAST ROOM: STUDY:  
UTILITY: GAS CENTRAL HEATING:  
LEADED LIGHT WINDOWS: OPEN  
FIREPLACES: DETACHED ANNEXE:  
HEATED TILED FLOORS: TWO BEDROOMS:  
TWO SHOWER ROOMS: KITCHEN:  
LIVING ROOM: CLOAKROOM:  
PARKING FOR NUMEROUS CARS.**

**TO BE SOLD:** Enjoying a quiet setting in private party walled gardens, a unique four bedroom period gem dating back to 1750. This stunning home has been the subject of recent improvement and is being offered for sale in excellent decorative condition with the benefit of a recently built top quality SELF CONTAINED ANNEXE set in attractive landscaped grounds. Located adjacent to National Trust land including Winter Hill with footpaths to the Thames towpath, Dovecote is an impressive family home and must be viewed to be appreciated. It is well placed for easy access to the M4 & M40 and to a fast train service to London Paddington at Maidenhead. The nearby picturesque villages have a wide choice of pubs, restaurants and coffee shops. Dovecote is located just a short walk to Herries preparatory school and Cookham Dean Primary school, and is also within catchment of nationally top ranking Grammar schools. Cookham Rise is just over a mile with a useful parade of shops and railway station. The accommodation comprises:

**COVERED ENTRANCE** with front door

**ENTRANCE HALL** double aspect, two radiators, tiled floor, corner cupboard, door to



**LIVING ROOM**, oak floor, fireplace, wood burning stove, stone hearth, cabinets and cupboards, stairs to first floor, understairs cupboard, door to



**SITTING ROOM**, roof light, oak floor, window onto courtyard, door to outside, encased radiator.

**CLOAKROOM** with white suite of WC, wash basin, stone floor, radiator roof light.

**MUSIC ROOM** wooden floor radiator, roof light utility area with working surface, tiled floor, plumbing and space for washing machine and dryer, vaulted ceiling, door to

**STUDY** oak floor, oak working station, window onto courtyard, radiator, vaulted ceiling.



**KITCHEN/BREAKFAST ROOM** with custom range of wall and base units, granite working surfaces, Butlers sink, Miele four ring induction hob, conventional and steamer ovens, fridge, drawers including spice rack and filing cabinet, bin store, spacious walk in larder, window onto courtyard, space for breakfast table, walk in larder, door to



**DINING ROOM** with oak floor, corner display cabinet, radiator, window overlooking the front garden, shelved alcove,

**FIRST FLOOR**

**LANDING** with radiator, book casing, roof light, access to boarded loft.



**MAIN BEDROOM** shuttered dormer windows overlooking the front, two radiators, cast iron fireplace, cupboards, wardrobes, door to

**JACK & JILL BATHROOM** with Victorian style white suite of WC, wash basin, rolled top bath, shower attachment, heated towel rail, extractor fan, tiled walk in wet room shower with thermostatic control, roof light.



**BEDROOM** encased radiator, window overlooking the front.

**BEDROOM** windows with shutters overlooking the front, radiator.

**BEDROOM** window overlooking the courtyard, roof light, radiator, deep wardrobe, hot water cylinder.



**SHOWER ROOM** white suite of WC, wash basin, tiled floor & walls, roof light, extractor fan, glazed and tiled shower cubicle with thermostatic control.



**THE ANNEXE** - Newly built in 2012, double glazed with underfloor heating throughout. **KITCHEN** glazed double doors, full height windows, space for table, sink unit with mixer tap, working surface, cupboards, two ring electric hob, fridge, plumbing for washing machine, stairs to lower ground floor. **SHOWER ROOM** white suite of full width shower, thermostatic control, glazed screen, overhead rose and attachment, wash basin, WC, mirrored medicine cabinet. **BEDROOM ONE** bi fold doors, and structurally reinforced floor for easy conversion to a double garage. **ENSUITE SHOWER ROOM** full width shower cubicle, overhead rose and attachment, glazed screen, basin, WC, mirrored medicine cabinet. **BEDROOM TWO** double aspect, mirrored wardrobes, window overlooking the front.

**LIVING ROOM** high ceilings, two opening windows. Ideal for purposes such as cinema, gym, studio etc. **CLOAKROOM** wash basin, WC, cupboard with Baxi gas boiler.

**OUTSIDE - THE FRONT GARDEN** has been superbly landscaped and includes expansive lawns, a raised deck with picket fencing, laurel, lavender and box hedging, gravel and rose beds, wisteria, panelled fencing, two wood stores, sun trap patios and walling to the northern boundary. Covered side store with flagstones, two back to back sheds. **PARKING** approached through a pillared entrance wired for gates and intercom. There is hard standing for up to eight cars which is bordered by picket fencing with brick pillars. To the rear of the annexe are meter boxes, with roof solar panels providing electricity to the main house. **THE REAR GARDEN** faces west and has a secluded York stone patio, outside tap and shower, brick wall, plants and shrubs, a hot tub ( by separate negotiation), bin store with gate to Winter Hill and cupboard with Viessmann gas boiler.

**VIEWING:** Please contact our Marlow office [homes@andrewmilsom.co.uk](mailto:homes@andrewmilsom.co.uk) or 01628 890707.

**DIRECTIONS:** using SL6 9TU Dovecote is on the corner of Jobs Lane and Winter Hill

**EPC BAND D - COUNCIL TAX BAND G**

**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 = 113.8 sq m / 1,225 sq ft  
 First Floor = 85.8 sq m / 923 sq ft  
 Annexe Basement = 35.7 sq m / 384 sq ft  
 Annexe Ground Floor = 53.5 sq m / 576 sq ft  
 Total = 288.8 sq m / 3,108 sq ft  
 (Excluding External Store / Bin Store)

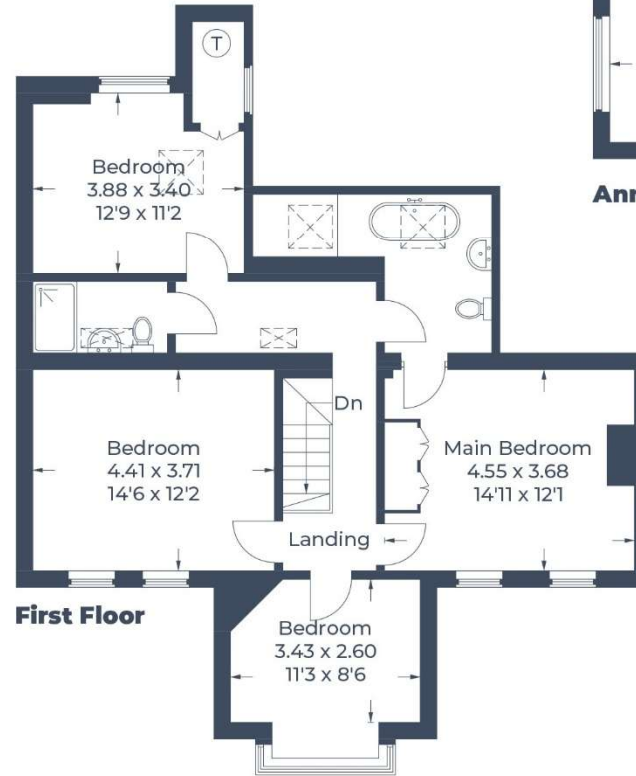
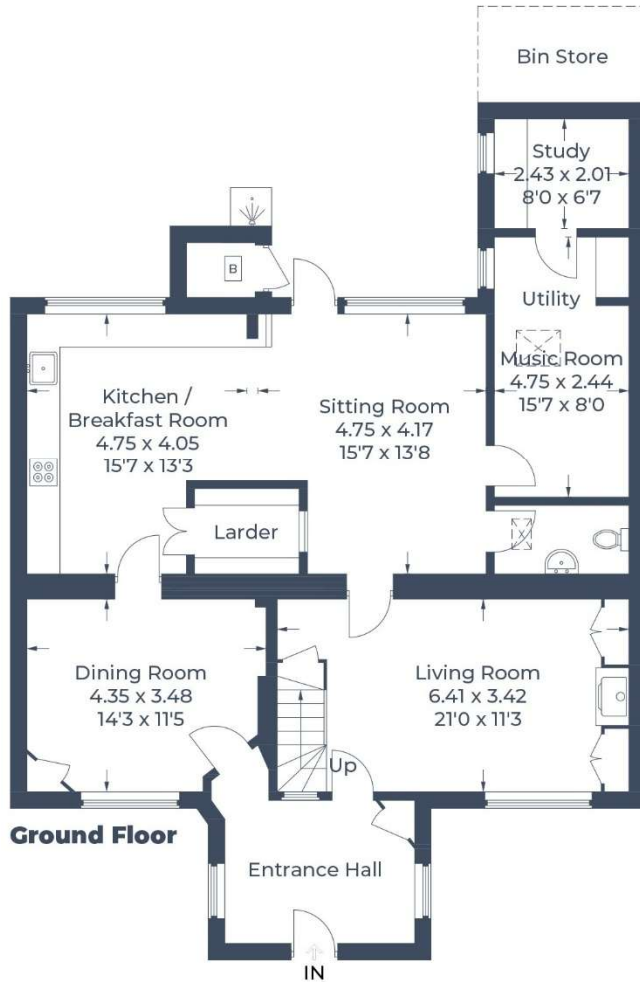


Illustration for identification purposes only,  
 measurements are approximate, not to scale.