Kingshills
ESTATE AGENTS

01628 561222
davidandsusan@kingshills.co.uk
kingshills.co.uk







1 Hayward Place, Hedsor Road, Hedsor, SL8 5EP

Property Features

- Beautiful three bedroom cottage
- Wealth of character features
- Lovely cottage garden
- Large workshop/garden office
- Conservation area
- Overlooking open countryside
- Close to Cookham & Bourne End stations
- Council tax band F | EPC D:63







Full Description

Situated within an attractive Conservation Area and enjoying delightful views across open countryside, A charming three-bedroom character cottage that beautifully combines period charm with comfortable modern living. This delightful home offers an abundance of original features, creating a warm and welcoming atmosphere throughout, whilst its idyllic setting provides a true escape from the everyday.

The accommodation is both versatile and well-proportioned. At the heart of the home is a delightful kitchen, thoughtfully designed to open directly onto the beautifully maintained rear garden, making it the perfect space for family life and entertaining. Two inviting reception rooms provide flexible living areas, each full of character and charm, whilst the inner hall offers an ideal environment for those working from home or seeking a study. Upstairs, the property offers three well-appointed bedrooms, all enjoying pleasant outlooks, together with a family bathroom.

Outside, the enchanting cottage garden is a particular highlight, offering a wonderful selection of mature planting, colourful borders. To the rear of the garden is a substantial timber workshop, presenting exciting potential to be converted into a home office, studio or hobby room, subject to any necessary consents.

Situated on the highly regarded Hedsor Road, the property enjoys a picturesque semi-rural setting whilst remaining conveniently close to Bourne End and Cookham villages which offer an excellent range of independent shops, cafés, restaurants and everyday amenities, together with a mainline railway station providing connections to Maidenhead and the Elizabeth Line for fast services into London Paddington and the City. The nearby M40 and M4 motorways offer excellent road links to London, Oxford, Heathrow Airport and the wider motorway network.

The area is particularly well regarded for its excellent schooling, with a selection of highly rated primary and secondary schools nearby, including access to Buckinghamshire's renowned grammar school system. The surrounding Chiltern countryside and the River Thames provide an abundance of scenic walks, cycling routes and leisure opportunities, making this an exceptional location for families and those seeking a balance between village life and countryside living.







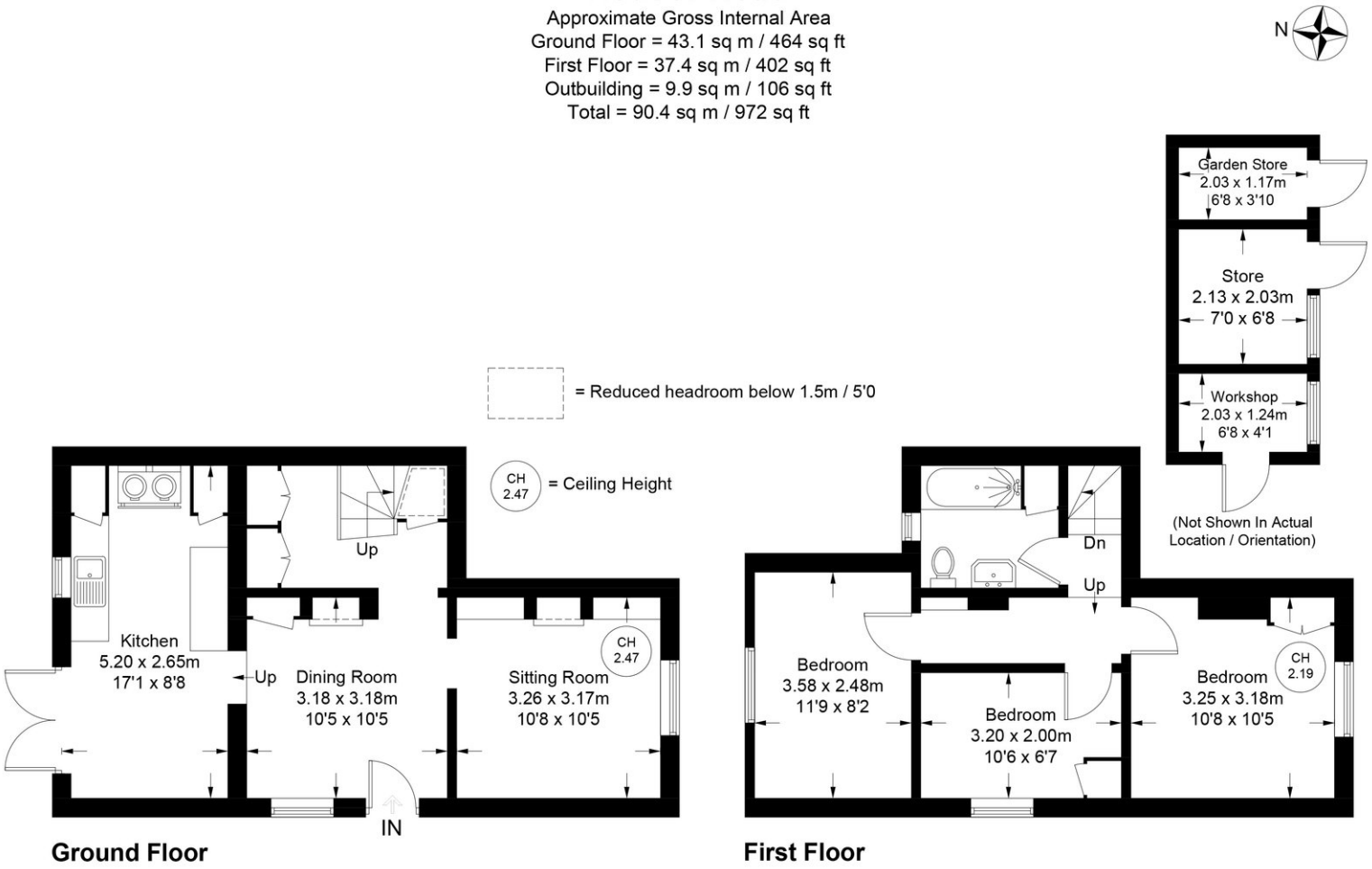






Hedsor Road

Approximate Gross Internal Area
Ground Floor = 43.1 sq m / 464 sq ft
First Floor = 37.4 sq m / 402 sq ft
Outbuilding = 9.9 sq m / 106 sq ft
Total = 90.4 sq m / 972 sq ft



Floor Plan produced for Kingshills by Media Arcade Ltd ©.
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Kingshills Estate Agents
Covering Marlow
Bourne End, Maidenhead
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