



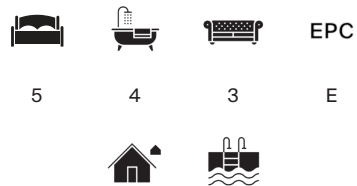
SEAWARDS

Winter Hill, Cookham, SL6



A HANDSOME FIVE BEDROOM EDWARDIAN HOME IN AN ELEVATED POSITION WITH FAR REACHING VIEWS

Seawards is a grand home with delightful entertaining rooms with wonderful ceiling heights. The house extends to approximately 4,000sq ft and has the benefit of a separate summer house of around 750sq ft



Local Authority: Windsor and Maidenhead Borough Council

Council Tax band: G

Services: Mains electricity, gas, water and private drainage

Gardens and Grounds of approximately 1.9 acres

Tenure: Freehold



SEAWARDS

Seawards is a grand Edwardian home with a layout as shown in the enclosed floor plans. Throughout the house benefits from impressive ceiling heights with many character features including a number of open fireplaces, wooden and stone floors, picture rails and cornice.

There is a separate summer house extending to around 750 sq ft offering a reception area with kitchen facilities, a bedroom, shower room and separate cloakroom. The summer house is set next to the outdoor pool creating a wonderful recreation and entertaining area.











LOCATION

Seawards sits in an elevated location on Winter Hill close to the village of Cookham on the Berkshire/Buckinghamshire borders in the hills above the River Thames, approximately 25 miles from central London. There is 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 2.2 miles distant, with more extensive facilities available in both Beaconsfield and Maidenhead.

For the commuter, rail services are available from the nearby village of Cookham Rise, approximately 2 miles distant, with the journey to London Paddington taking approximately 40 minutes. Fast direct trains run from Maidenhead to London on the Elizabeth Line. Mainline services to London Marylebone are also available from nearby Beaconsfield. 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.







GARDENS & GROUNDS

Seawards is set in a plot of about 1.9 acres, divided into formal gardens, a pool area and woodland beyond. The gardens are thoughtfully laid out, with formal areas of landscaping to the front including box parterre and lavender borders, lawns bordered by mature trees and hedging and a number of terraces for seating. Situated in a secluded, separate area to the main house is the pool house and its adjoining swimming pool, inset within a sizeable terrace which is partly shaded by the summer house. The house is accessed by a grand entrance and a sweeping driveway shared with the neighbouring house, and has extensive private parking in addition to a detached triple garage. There is a lovely area of woodland to the west of the garden, leading to a public footpath to Marlow.





Approximate Floor Area = 368.6 sq m / 3968 sq ft
 Cellar = 24.0 sq m / 258 sq ft
 Outbuildings = 76.6 sq m / 824 sq ft
 Garage = 76.7 sq m / 825 sq ft
 Total = 545.9 sq m / 5876 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition

(Including Cellar/Outbuildings/Garage)
 Approximate Gross Internal Area = 545.9 sq m / 5876 sq ft

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. (ID767266)

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