



**CAT BELLS, COOKHAM DEAN
PRICE: OIRO £945,000 FREEHOLD**

am ANDREW MILSOM

**CAT BELLS
BIGFRITH LANE
COOKHAM DEAN
SL6 9PH**

**PRICE: OFFERS IN THE REGION OF
£945,000 FREEHOLD**

An extended four-bedroom, modern, detached home in good order throughout situated in the sought after semi-rural location of Cookham Dean.

**WIDE FRONT GARDEN: REAR GARDEN
LEADING TO DRIVEWAY PARKING AND
GARAGE: THREE BEDROOMS – ONE WITH
ENSUITE SHOWER ROOM:
FAMILY BATHROOM:
TWO GOOD SIZED RECEPTION ROOMS:
KITCHEN/BREAKFAST ROOM:
STUDY/FOURTH BEDROOM WITH ENSUITE
SHOWER ROOM: GAS CENTRAL HEATING:
DOUBLE GLAZING.
QUIET LOCATION. NO ONWARD CHAIN.**

TO BE SOLD: Cat Bells is a modern detached house of good proportions and has been the subject of an extension but could be further enlarged, subject to usual planning consents. The property boasts a large master bedroom with ensuite. There is a large double aspect living room and dining room as well as a well fitted kitchen/breakfast room to the rear. To the front of the property the garden stretches across the front of the property with the driveway and parking to the rear. The rear walled garden offers privacy and access to the driveway and garage.

Cat Bells is located in Bigfrith Lane a few minutes' walk from village pubs with nearby National Trust land including the old cricket green and various commons, ideal for the walking enthusiast. Cookham Dean School is close by as is the picturesque and historic St John the Baptist Church and, not too far distant, is Cookham Rise with its local village amenities including doctors, chemists, village store, cafes and the branch line railway station with services to Maidenhead mainline

station and onward services to Central London via the Elizabeth Line. The M4 and M40 motorways are also close at hand. The accommodation comprises:

Double glazed composite front door to **HALLWAY** coved ceiling, Laminate flooring, radiator and stairs to First Floor.



LIVING ROOM Double aspect windows front and rear with double glazed Georgian grill windows. Gas fireplace with stone hearth, wall light points.



DINING ROOM two double glazed Georgian grill windows to front, coved ceiling, and serving hatch to kitchen still in place.



KITCHEN/BREAKFAST ROOM Large fitted kitchen with space for dining/breakfast table in the centre. Exposed brick wall to the rear and door access to the rear garden. Laminate flooring with range of fitted white goods and an electric hob.



STUDY/4TH BEDROOM Created by converting half of the garage, this versatile room has an ensuite shower room to the rear.

**AM0047990525
EPC BAND: C
COUNCIL TAX BAND: G**

FIRST FLOOR

LANDING downlights, coved ceiling and large airing cupboard with Megaflow water heater and storage cupboard.



BEDROOM ONE Large double bedroom with entrance hall leading to ensuite shower room and gentle steps down into main bedroom area. Double-glazed dormer windows to front and rear with vaulted ceilings. Fitted wardrobes cover far side wall of the bedroom.



ENSUITE SHOWER ROOM Laminate flooring, shower cubicle, basin and W.C. with window facing the garden.



BEDROOM TWO Part-vaulted ceiling with double glazed dormer window overlooking the front of the property. Carpeted and wall-mounted radiators.



BEDROOM THREE Part-vaulted ceiling with double glazed dormer window overlooking the front of the property. Carpeted and wall-mounted radiators.

FAMILY BATHROOM Three-piece bathroom with laminate flooring.

TO THE FRONT is a full width garden with path leading to front door. To the **REAR** is the driveway and access to the garage. The walled garden is accessed from both the kitchen and French windows from the sitting room.



VIEWING: Please contact our Cookham office cookham@andrewmilsom.co.uk or 01628 531 222.

DIRECTIONS: Follow satnav directions to SL6 9PH. As you enter Cookham Dean and pass the church on your lefthand side and the Jolly Farmer on your righthand side, bear right towards the school and Cat Bells can be found on the righthand side with an Andrew Milsom 'For Sale' board.

ANTI MONEY LAUNDERING (AML). All Estate Agencies, except those engaged solely in lettings work must comply with AML regulation. 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

Allan Buckridge of Thameside Associates can guide you through the mortgage maze. A local independent broker with over 30 years' experience and access to all U.K. Lenders. 01628 623 600 or 0771 325 6712.

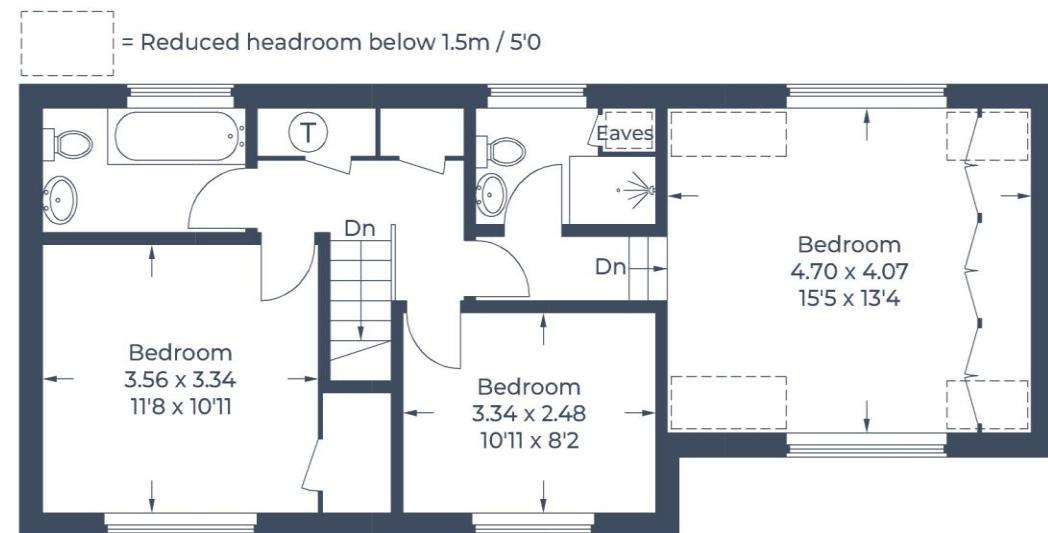
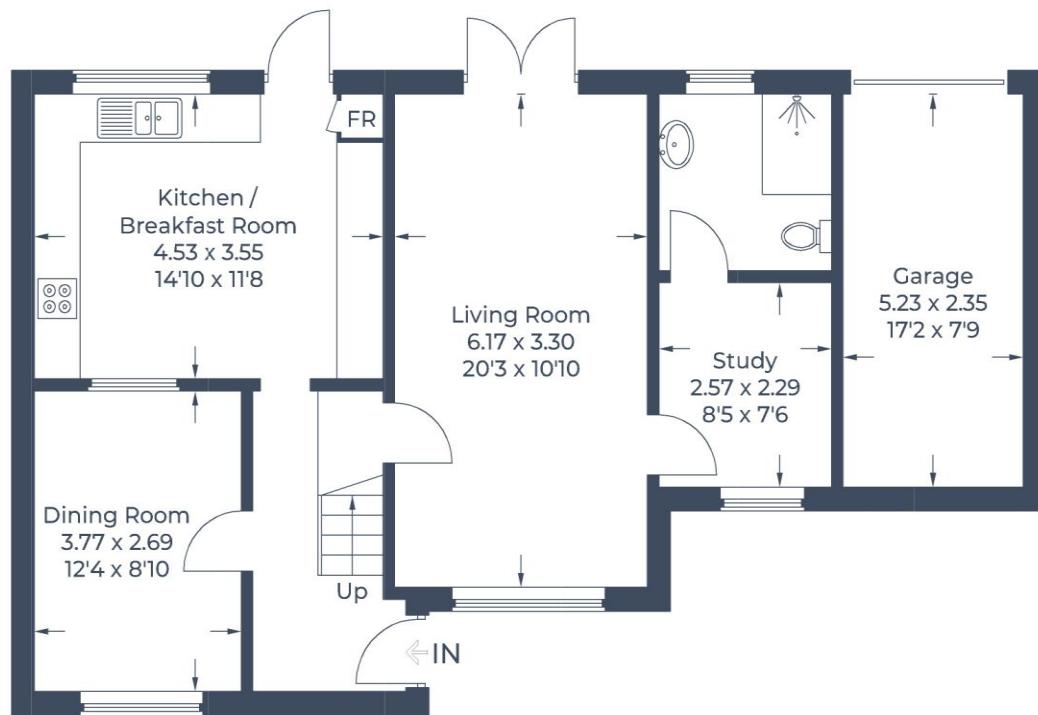
allan.buckridge@thamesideassociates.co.uk

69 The Parade, Bourne End, Bucks, SL8 5 SB. Full legal statement available upon request.

Your home is at risk if you do not maintain mortgage payments, or a loan secured on it.'

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 = 67.8 sq m / 730 sq ft
 First Floor = 60.2 sq m / 648 sq ft
 (Including Eaves)
 Garage = 11.5 sq m / 124 sq ft
 Total = 139.5 sq m / 1,502 sq ft



Ground Floor

First Floor