



BALMORE, BEDWINS LANE, COOKHAM DEAN
PRICE: £1,400,000 FREEHOLD

am ANDREW
MILSOM

**BALMORE, BEDWINS LANE
COOKHAM DEAN
BERKS SL6 9PU**

PRICE: £1,400,000 FREEHOLD

Set in a delightful rural location overlooking protected National Trust land, a stunning four-bedroom extended period home with 'Prime Oak' garden room and oak framed carport

**FOUR DOUBLE BEDROOMS,
ONE WITH ENSUITE BATHROOM:
FOUR PIECE FAMILY BATHROOM
WITH WALK-IN SHOWER
CLOAKROOM: THREE RECEPTIONS
INCLUDING OAK FRAMED GARDEN ROOM:
KITCHEN/DINING ROOM: SNUG: UTILITY
ROOM: GAS CENTRAL HEATING: DOUBLE
GLAZED MODERN SASH WINDOWS:
OPEN FIREPLACES: OAK-FRAMED
CARPORT: LANDSCAPED GARDEN TIERD
WITH COTSWOLD STONE:
LARGE TRIPLE ASPECT SITTING ROOM:**

TO BE SOLD: Enjoying a quiet setting overlooking the commons of Bigfrith. This hidden gem of a home has been extended and modernised and is being offered for sale in excellent decorative condition with the benefit of a recently built 'Prime Oak' garden room and oak-framed carport. Set in attractive landscaped gardens the property enjoys peace and privacy. It is well placed for easy access to the M4 & M40 and to a fast train service to Central London via Maidenhead. The nearby picturesque village has a wide choice of pubs, restaurants and coffee shops. The property is also very well located for local schools including Herries Preparatory School and Cookham Dean Primary School and is also within the catchment of nationally top-ranking grammar schools. Cookham Rise is just over a mile away with a useful parade of shops and railway station.

The accommodation comprises:

COVERED PORCHWAY with front door leading to:

ENTRANCE HALL with stairs to first floor, and doorways to sitting room and the snug to the right.



SITTING ROOM/LIVING ROOM Large triple aspect 'L' shaped sitting room with period style sash windows to the front of the property and large double glazed large pain windows to the rear. French windows lead out to the terrace. Carpeted throughout with an exposed brick fireplace and access to the garden room.



GARDEN ROOM An oak-framed and glass panoramic extension by 'Prime Oak' with stone floors, heating, lovely views of the garden and access to the terrace through French windows.



SNUG featuring an ornamental period fireplace currently used as a gas-powered fireplace, double glazed sash windows overlooking the front garden and the common beyond. Wall mounted radiators, carpeted throughout with cabinets and shelving built into the recess beside the chimney breast.

CLOAKROOM an internal cloakroom off the hallway between the kitchen and living room.



KITCHEN A bespoke kitchen by 'Ashford' with Sheraton units, soft-close drawers and larder, Silestone Snowy White quartz worktops and NEFF appliances, including double oven, electric hob, dishwasher and fridge freezer.



DINING ROOM with engineered wooden floors, wall mounted radiators and double-glazed PVC sash windows.

UTILITY ROOM The separate utility room has built-in Ashford units, sink, freezer and washing machine and back door to the garden.

LANDING Fully carpeted stairs and landing leading to:



BEDROOM ONE Large double aspect bedroom with views over the front and rear gardens, sash windows to the front and dormer window to the rear, carpeted with wall-mounted radiators.



BEDROOM TWO double aspect bedroom with views over the front and rear gardens, sash windows to the front and dormer window to the rear. Ornamental fireplace and ensuite bathroom.

ENSUITE BATHROOM three-piece bathroom suite with shower over bath, laminate wood effect floors and half-tiled white walls and view over the rear garden.

BEDROOM THREE Cowled ornamental fireplace, sash windows, built in wardrobe and views over the front garden and commons.

BEDROOM FOUR built-in wardrobes, large, double-glazed window over the rear garden.



FAMILY BATHROOM White suite of WC, wash basin, bath and walk-in shower. Half tiled walls and laminate wood-effect flooring.



GARDEN Beautiful landscaped garden with Cotswold stone tier wall, mature apple tree and basket weave brickwork terrace outside the garden room.

VIEWING: Please contact our Cookham office cookham@andrewmilsom.co.uk or 01628 531222.

DIRECTIONS: using SL6 9PU Balmore is at the top of Bedwins Lane on the corner with Stubbles Lane and Church Road

EPC BAND C - 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.

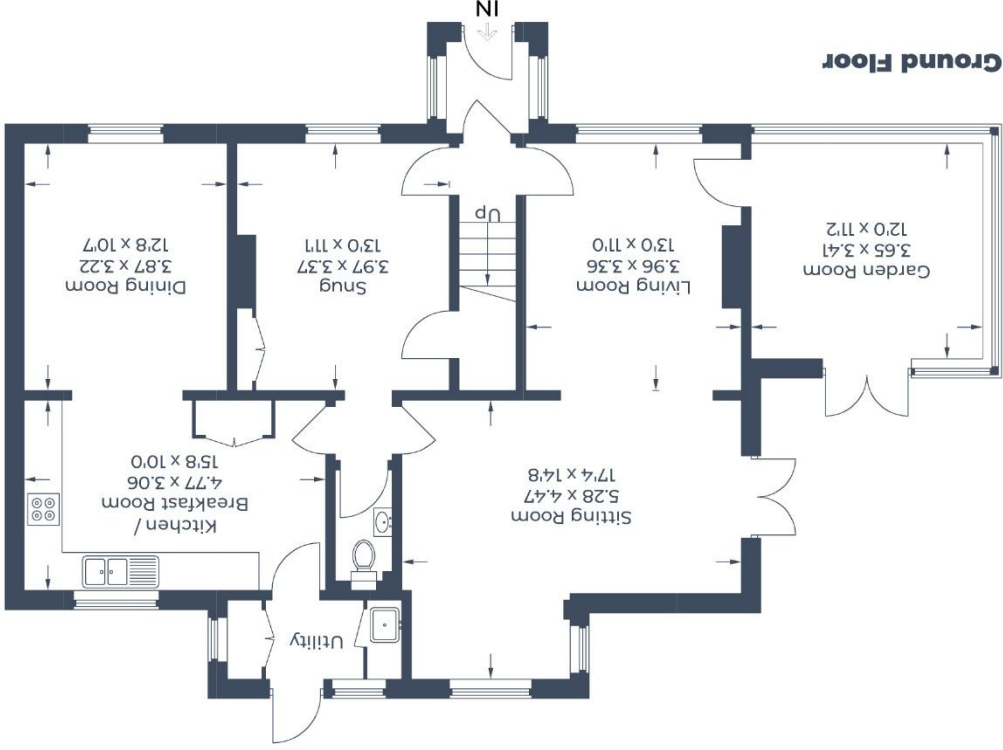
Approximate Gross Internal Area
Ground Floor = 103.0 sq m / 1,109 sq ft
First Floor = 76.4 sq m / 822 sq ft
Total = 179.4 sq m / 1,931 sq ft
(Excluding Car Port)



Car Port
5.32 x 2.65
17.5 x 8.8

(Not Shown in Actual Location / Orientation)

Ground Floor



First Floor

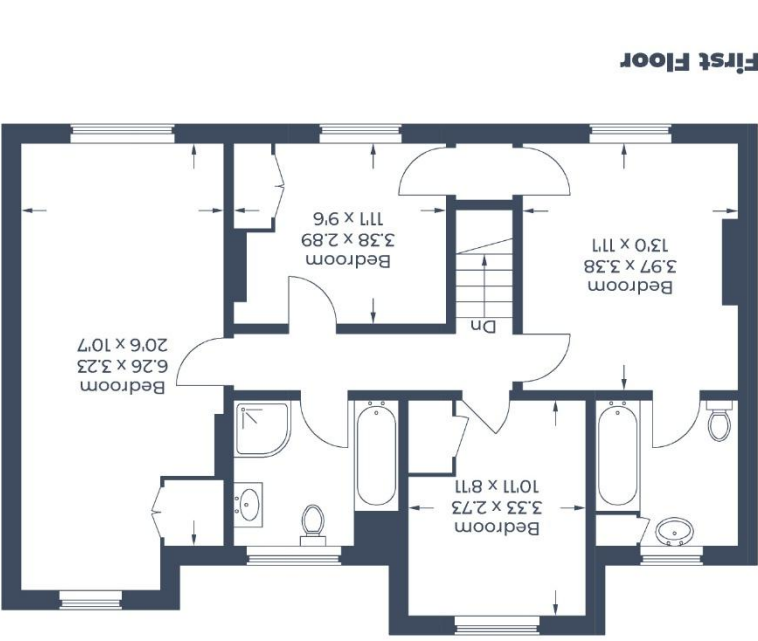


Illustration for identification purposes only,
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