



**LOWER ROAD, COOKHAM RISE**  
**PRICE: £1,100,000 FREEHOLD**

**am** ANDREW  
MILSOM

**MARDON, LOWER ROAD  
COOKHAM RISE  
BERKS SL6 9EH**

**PRICE: £1,100,000 FREEHOLD**

Located right in the heart of the village, just a short,  
level walk of all amenities including shops, cafes,  
train station and the highly regarded Cookham Rise  
Primary School

**FOUR DOUBLE BEDROOMS,  
(ONE WITH ENSUITE SHOWER):  
FOUR PIECE FAMILY BATHROOM:  
CLOAKROOM: TWO GOOD SIZED  
RECEPTION ROOMS: SPACIOUS HALLWAY:  
STUNNING OPEN PLAN KITCHEN / DINING /  
LIVING ROOM WITH USEFUL WALK-IN  
PANTRY : SEPARATE UTILITY ROOM:  
HI-TECH CONTROLLED LIGHTING SYSTEM  
AND BOTH CAT 6 & CAT 7 CONNECTIVITY:  
INTEGRATED SPEAKERS FOR USE WITH eg  
SONOS SYSTEM:  
BESPOKE OAK DOORS THROUGHOUT:  
GAS CENTRAL HEATING: DOUBLE GLAZED  
SLIDING SASH WINDOWS : GARDEN:  
DOUBLE GARAGE: DRIVEWAY PARKING**

**TO BE SOLD:** This handsomely appointed detached house has been the subject of considerable improvement and expenditure in recent years and now is presented for sale in first class order, being a really well proportioned family home, located conveniently for Cookham's many amenities.. The property has been finished to a very high standard, with bespoke carpentry including handmade oak doors and benefits from modern hi-tech lighting system, circuitry and speakers in the kitchen. With two reception rooms, cloakroom, a real show-stopper of a kitchen / dining room with walk-in pantry, four bedrooms (including the guest room with en-suite) and private garden to the rear. This property line railway station with services to Maidenhead main line station and onward services to Central London via the Elizabeth Line. Cookham High

Street, with its excellent range of pubs and restaurants, is a ten-minute walk. M4 and M40 motorways are within 10 mins drive. The property is currently within catchment for sought after Sir William Borlase Grammar school in Marlow.

**ATTRACTIVE ARCHED PORCH** with front door leading to:

**SPACIOUS ENTRANCE HALL** with stairs to first floor and useful coats cupboard under, and doorways to the sitting room and the family snug, plus a downstairs cloakroom.



**FAMILY SNUG** with large sash window to front and beautiful cork flooring



**SITTING ROOM** Good sized room with large sash window to front and beautiful cork flooring

**UTILITY ROOM** The separate utility room has built-in range of cupboards, sink and space for both washing machine and tumble dryer, plus useful door to side.



**KITCHEN / DINING ROOM** A stunning space to entertain and for day to day family living with a range of bespoke solid wood kitchen units with huge island with inset curved workspace and cupboards and drawers under. Further range of floor and base units with marine-grade steel worktops, integrated dishwasher, wine fridge, two double ovens,

fridge/freezer, induction hob. Underfloor heating, large walk-in pantry and integrated ceiling speakers.



**FIRST FLOOR LANDING** stairs, with attractive striped staircase and landing leading to:



**BEDROOM ONE** with range of built-in wardrobes



**BEDROOM TWO** with walk-in wardrobe



**BEDROOM THREE** ideal guest room with EN-SUITE SHOWER ROOM.

**BEDROOM FOUR**



**FAMILY BATHROOM** 4 piece suite comprising bath, wc, vanity basin with storage under and separate shower enclosure

**GARDEN** with Brick patio area to the rear with lawn and borders beyond.

**BRICK BUILT GARAGE** with up and over door to front, door to side, light and power.

**LARGE DRIVEWAY** to front with parking for several cars

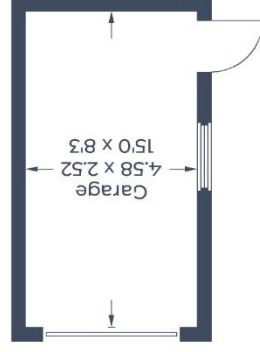
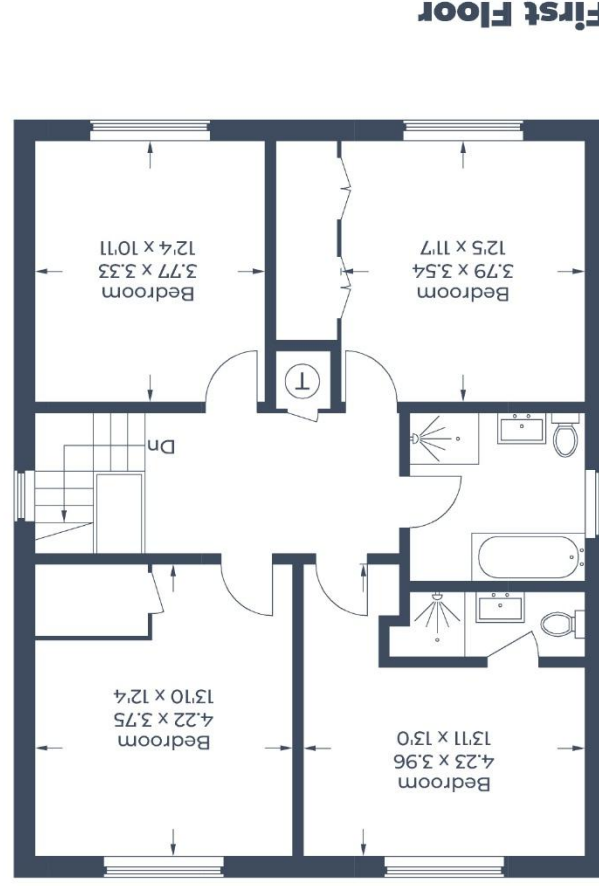
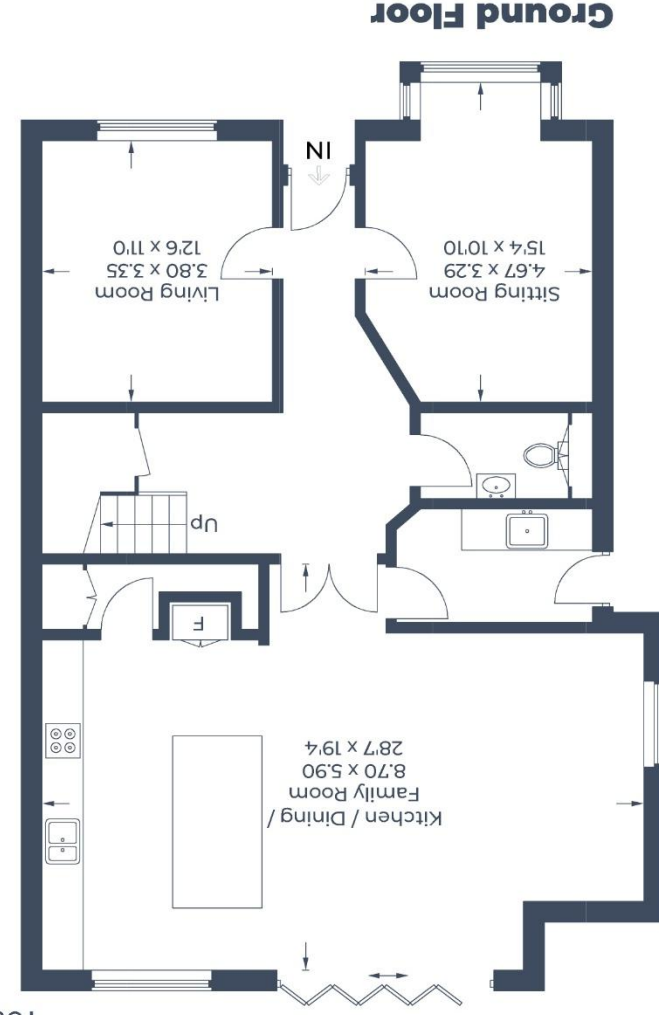
**VIEWING:** Please contact our Cookham office [cookham@andrewmilsom.co.uk](mailto:cookham@andrewmilsom.co.uk) or 01628 531222.

**DIRECTIONS:** from our office Cookham, turn left onto Station Hill cross over the level crossing and Mardon can be found past the butchers and doctor's surgery on the right hand side.

**EPC BAND TBC - COUNCIL TAX BAND F**

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 = 99.7 sq m / 1,073 sq ft  
First Floor = 83.2 sq m / 895 sq ft  
Garage = 11.5 sq m / 124 sq ft  
Total = 194.4 sq m / 2,092 sq ft



(Not Shown In Actual  
Location / Orientation)

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