

51 Golden Ball Lane
PINKNEYS GREEN





51 Golden Ball Lane Pinkneys Green, SL6 6NW

This charming cottage is beautifully presented, and decorated throughout, set in a delightful semi-rural sought after location on the Chiltern Way walking route and near to the many acres of National Trust Commons and woodland at Cookham Dean and Pinkneys Green. Pinkneys Green is set within the golden triangle of Marlow, Maidenhead and Henley. Marlow is approximately 2.5 miles away with its extensive amenities, with further shopping and leisure facilities to be found in Maidenhead, Cookham and Beaconsfield. Maidenhead station is approximately 3 miles away with its fast Elizabeth Line commuter trains to Paddington (18 minutes) and imminent Cross Rail Link, whilst the M4 and M40 motorways and Heathrow are all easily accessible.

**HIGH SPECIFICATION KITCHEN/BREAKFAST ROOM, WITH FALCON DUAL FUEL OVEN
DINING/SITTING ROOM WITH FEATURE REAL FIREPLACE
FRONT AND REAR PORCHES : CLOAKROOM
MAIN TRIPLE ASPECT BEDROOM WITH NIGHT CLOAKROOM
TWO FURTHER DOUBLE BEDROOMS : FAMILY BATHROOM : SHOWER ROOM
ENGINEERED OAK FLOORING
GARDEN ROOM/STUDIO : BRICK 'OUT HOUSE' UTILITY ROOM
SECLUDED REAR GARDEN : SMALL WALLED FRONT GARDEN
NEW ROOF with 12 year guarantee, with NEW CHIMNEY/FASCIA/DEEP GUTTERING**

PRICE: £815,000 FREEHOLD

VIEWING HIGHLY RECOMMENDED



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ENTRANCE PORCH: With tiled floor providing space for coat and boot rack

KITCHEN/BREAKFAST ROOM: Impressive space with stunning vaulted ceiling. Comprises of a range of contemporary floor and wall mounted storage units, one of which houses the new Viessmann boiler, integrated fridge/freezer, and Siemens dishwasher, Falcon Range dual fuel oven with gas hob and extractor over, sink with mixer tap and drainer, water softener, tiled flooring, window to the garden.

SITTING/DINING ROOM: Charming room with feature real fire place, with brick chimney surround and hearth, large understairs storage cupboard, plus three further cupboards providing plentiful storage, engineered oak flooring, wooden doors and window to side and front, with views over National Trust Woodland Common.

CLOAKROOM: with low level WC and wash hand basin over vanity unit.

REAR PORCH: Convenient boot room space between garden and kitchen, for storage and out door shoes.

FIRST FLOOR

BEDROOM TWO: with views to the common at the front of the property.

BEDROOM THREE: to the rear of the property with window overlooking the garden

FAMILY BATHROOM: with Villeroy and Boch floor tiling and fully tiled walls, a panel enclosed bath with shower over and wash hand basin, and window.

SHOWER ROOM: comprising of a wash hand basin a low level WC and a Shower Enclosure, with Villeroy and Boch floor tiles, window and fully tiled walls.

TOP FLOOR

BEDROOM SUITE: Feature vaulted ceiling with dormer and velux window, hanging rails set into the eaves, and **NIGHT CLOAKROOM:** with low level WC and wash hand basin.

OUTSIDE

From the rear porch you step to a paved patio area with space for garden furniture and adjacent to the delightful brick **UTILITY ROOM.** with tiled roof, beams and leaded light windows, housing a fridge/freezer, tumble dryer and washing machine and providing excellent storage.

The very pretty garden has a large area of lawn and flower borders with shrubs and trees. There is a wide path providing side access. To the rear of the garden is a **GARDEN ROOM/STUDIO** which would make an ideal office, home gym or Summer House. The garden provides plenty of seclusion and privacy for entertaining.

DIRECTIONS: From our office, turn right, go along Lower Road and up Hills Lane, continue to follow the road which becomes Church Road through Cookham Dean and after Choke Lane you will come to Golden Ball lane on your right, the property can be located looking out on to the National Trust Commons there.

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Approx. Total Area: 106.2 m² ... 1143 ft² (excluding utility room, garden room/ studio)



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.





