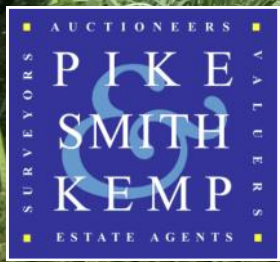
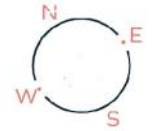


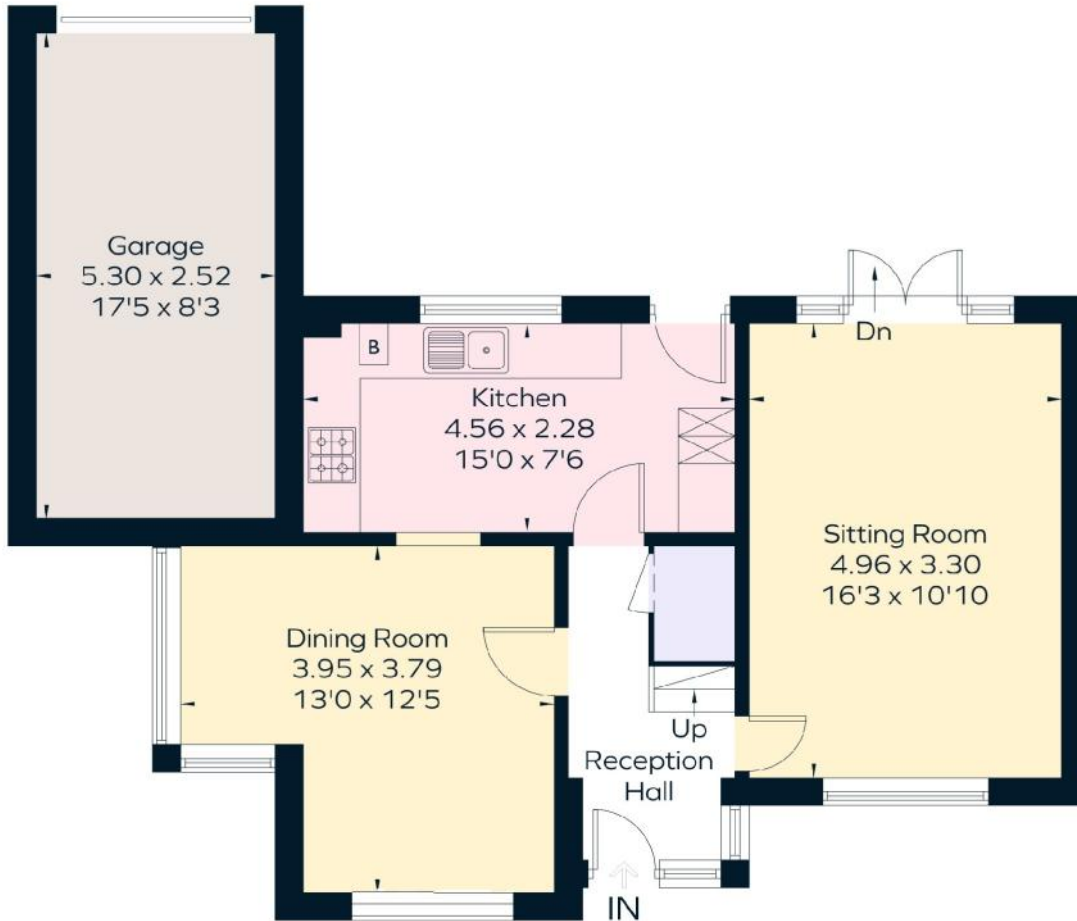
# WOODCOTE COOKHAM DEAN



Approximate Area = 88.7 sq m / 955 sq ft  
 Garage = 13.3 sq m / 143 sq ft  
 Total = 102 sq m / 1098 sq ft  
 Including Limited Use Area (2.2 sq m / 24 sq ft)



 = Reduced head height below 1.5m



Ground Floor

First Floor

# WOODCOTE, BIGFRITH LANE, COOKHAM DEAN, SL6 9PH

A well presented three bedroom detached home on a large corner plot in the heart of Cookham Dean Village, being sold with the benefit of planning permission to extend and re-model the accommodation. The property is situated within a few minutes walk of several charming Pubs, the historic St John the Baptist Church and the highly regarded Cookham Dean Primary School. There are lovely rural walks and scenery throughout the village with pockets of National Trust land, including the old cricket green and several commons on the doorstep. The picturesque Cookham High Street with a selection of Gastro pubs, restaurants, boutique shops & cafes, together with lovely Thames riverside walks which are a short distance away. Further day to day shops can be found at Cookham Rise including a convenience store, butchers, delicatessen, hairdressers, dentist & doctors surgery & the Cookham branch line train station connecting to London Paddington and the newly opened Elizabeth line (providing direct access to Bond Street, Tottenham Court Road, Farringdon and Canary Wharf. The larger towns of Marlow and Maidenhead are a short drive away offering comprehensive shopping and leisure facilities together with easy access to the M4, M40 and M25 to Heathrow Airport.

## NO ONWARD CHAIN

**ENTRANCE HALL \* LOVELY SITTING ROOM WITH FRENCH DOORS TO GARDEN \*  
FITTED KITCHEN \* SEPARATE DINING ROOM WITH ATTRACTIVE OUTLOOK  
THREE BEDROOMS \* REFITTED BATHROOM \* GAS FIRED CENTRAL HEATING AND DOUBLE  
GLAZING \* LOVELY SECLUDED PARTIALLY WALLED GARDEN WITH PATIO  
INTEGRAL GARAGE & DRIVEWAY PARKING  
PLANNING PERMISSION EXISTS TO CREATE A LARGER KITCHEN WITH UTILITY ROOM AND  
DOWNSTAIRS CLOAKROOM (Application No 21/03487/FULL)  
EPC RATING: C COUNCIL TAX: G**

**GUIDE PRICE: £885,000 FREEHOLD**



**PIKE SMITH & KEMP**  
Lower Road, Cookham  
Berkshire, SL6 9EH

cookham@pikesmithkemp.co.uk  
01628 532010  
www.pskweb.co.uk



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■ SURVEYORS ■ VALUERS ■  
ESTATE AGENTS ■

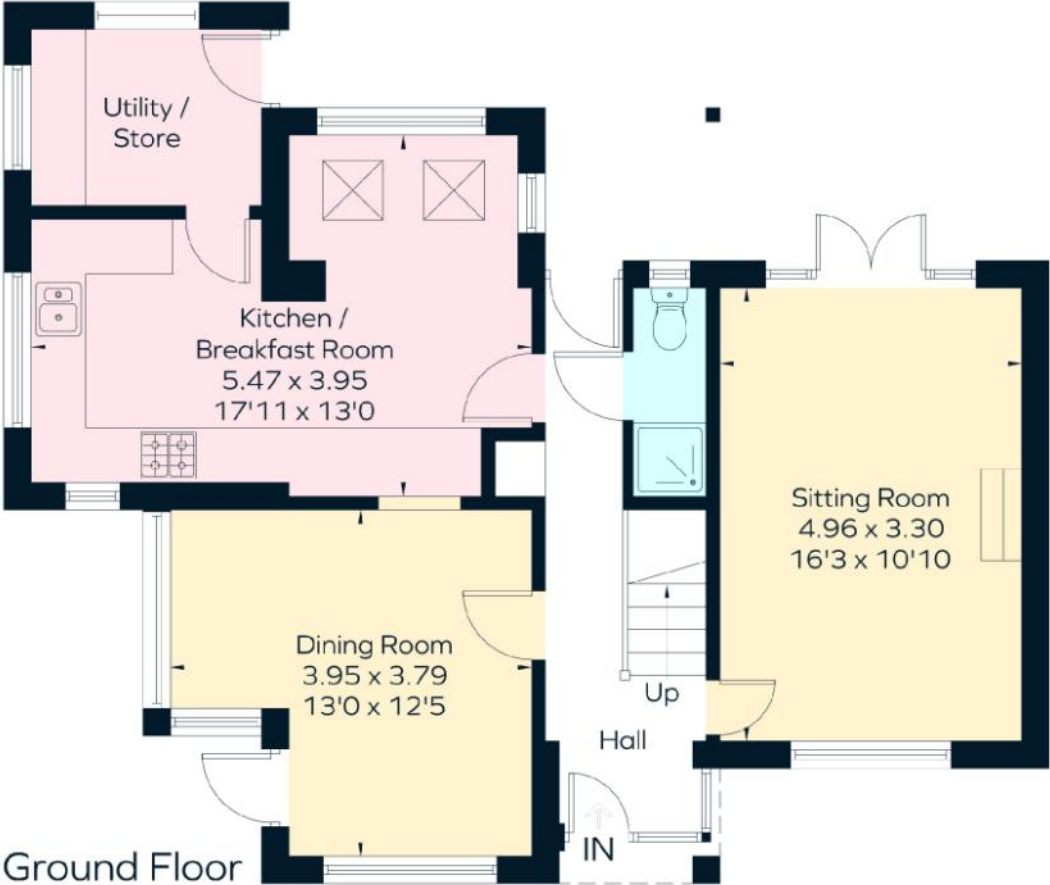




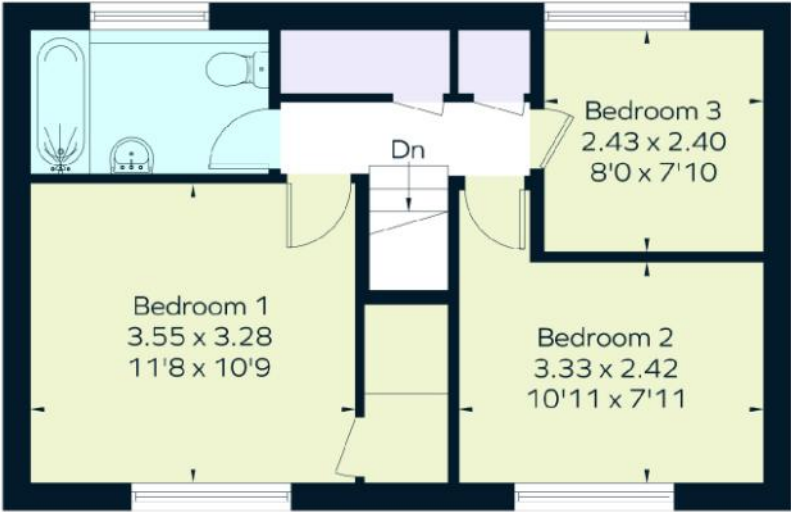
■ AUCTIONEERS ■  
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# Approved Planning Floor Plan



Ground Floor



First Floor

Drawn for illustration and identification purposes only.  
fourwalls-group.com 303310



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&  
K E M P  
■ ESTATE AGENTS ■



***Directions: From the Cookham office of PSK turn right and proceed towards Cookham Dean. Turn right up Hills Lane, passing Hardings Green on the left and the old cricket common on the right. Turn right into Bigfrith Lane just past the Jolly Farmer PH, whereupon Woodcote will be found on the right hand side just before the school playing field.***