

3 OVERTON COTTAGES COOKHAM DEAN



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3 Overton Cottages, Kings Lane COOKHAM DEAN SL6 9BA

A superbly presented character cottage with many period features including beams and a lovely fireplace with wood burner, comprehensively modernised and extended, featuring a large garden office/studio.

2 Double bedrooms, luxuriously refitted bathroom, beautifully appointed kitchen with conservatory style dining area, living room with fireplace and view over the very private South East facing cottage gardens. Picturesque and highly sought after Cookham Dean is a thriving rural village surrounded by National Trust land. a real hidden gem. It has an historic Village Church, a selection of award winning gastro pubs/restaurants, and an excellent church & Primary School. Cookham train station provides an excellent service to London Paddington and the newly opened Elizabeth line brings the City within easy reach. The pretty riverside town of Marlow and the M4, M40 and M25 motorways, together with Heathrow Airport are all readily accessible

**LARGE LIVING ROOM
BEAUTIFULLY APPOINTED KITCHEN
CONSERVATORY STYLE DINING AREA
2 DOUBLE BEDROOMS
LUXURIOUSLY REFITTED BATHROOM
LARGE GARDEN OFFICE / STUDIO
GAS FIRED CENTRAL HEATING : LOG BURNER
SOUTH EAST FACING COTTAGE GARDENS
OFF STREET PARKING
EPC : C**

Guide price : £600,000 FREEHOLD



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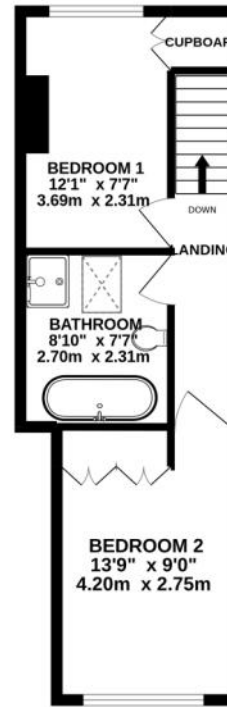
OUTBUILDING
115 sq.ft. (10.7 sq.m.) approx.



GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions: From the Cookham office of PSK turn right and head along Lower Road, which eventually changes name to Dean Lane as you enter Cookham Dean. Turn left into Kings Lane and follow the road round, whereupon 3 Overton Cottages will be found on the right hand side just before the sharp bend.



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