



**‘ROSEMARY’, SCHOOL LANE,
COOKHAM VILLAGE**





‘ROSEMARY’, SCHOOL LANE COOKHAM VILLAGE, SL6 9QJ

Occupying a delightful, South-West facing level plot within a stone’s throw of Cookham High Street, Train Station and River Thames, ‘Rosemary’ was originally built as an Artist’s studio in the 1930’s and is a detached 2 bed bungalow, which now requires complete restoration and modernisation. The property offers considerable scope for re-development subject to the usual planning consents. (N.B. School Lane is within a designated Conservation area and is within the flood plain.) Cookham village has a picturesque High Street with several gastro pubs, restaurants, cafes together with various boutiques. The River Thames is just a short walk, providing lovely rural walks and river pursuits. Further shops are located at nearby Cookham Rise where there is also a branch line railway station serving London (Paddington)/Crossrail 2022. Excellent schooling is located nearby, with a large selection of Nursery, and both State and Independent Primary and Senior school options - the highly regarded Holy Trinity Primary School is just a very short walk. Slightly further afield, the M4, M40 & M25 Motorways are easily accessible, as is Heathrow Airport. Neighbouring towns Maidenhead and Marlow offer extensive facilities.

**ENTRANCE LOBBY : LARGE DOUBLE ASPECT LIVING ROOM :
KITCHEN WITH LARDER : UTILITY : 2 BEDROOMS : BATHROOM : GARAGE : WORKSHOP :
DELIGHTFUL SOUTH WEST FACING GARDENS EXTENDING TO APPROX 1/3 ACRE :
CONSIDERABLE SCOPE FOR IMPROVEMENT**

EPC: F

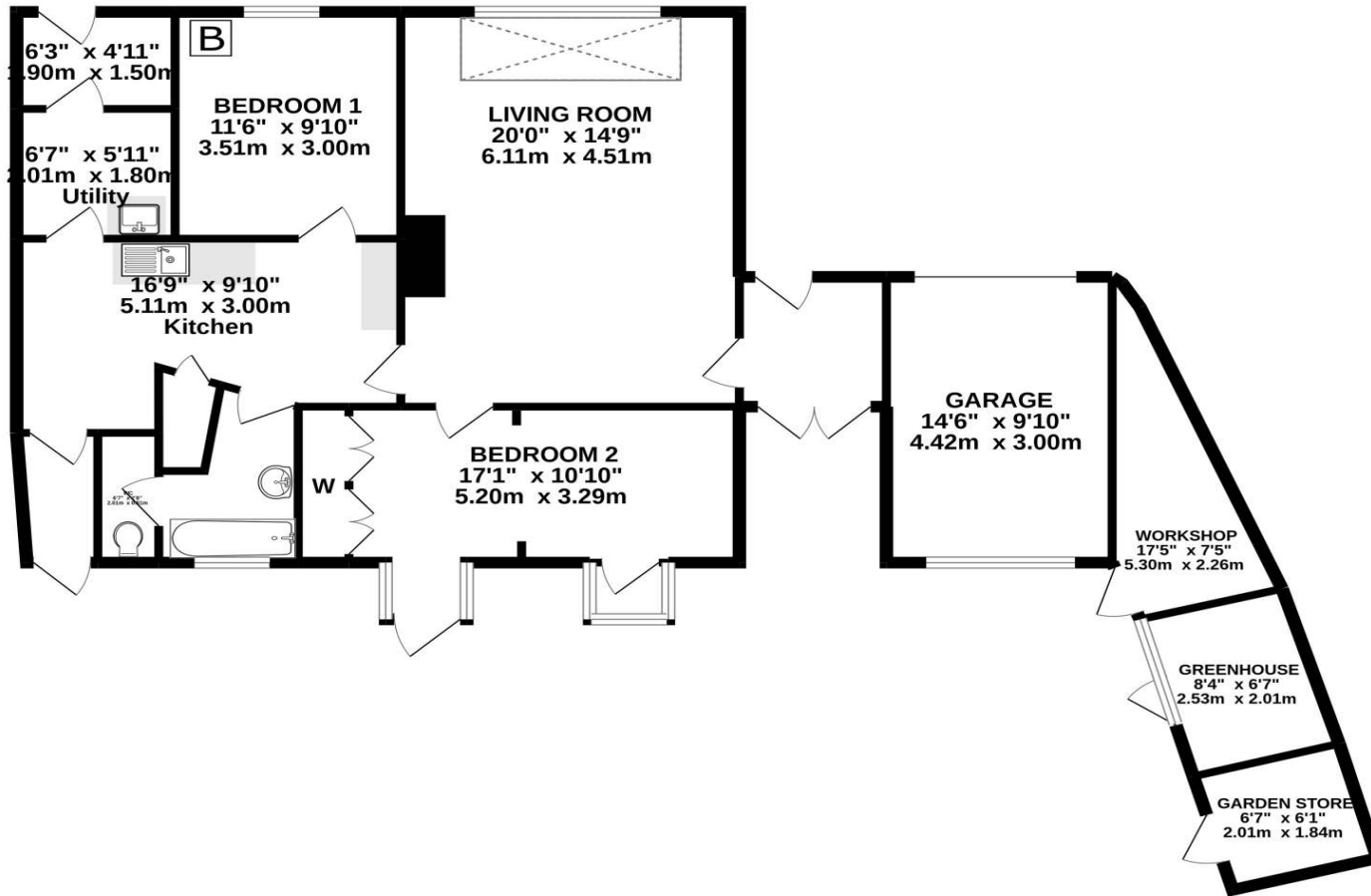
GUIDE PRICE: £1,100,000 FREEHOLD



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GROUND FLOOR
1239 sq.ft. (115.1 sq.m.) approx.



TOTAL FLOOR AREA: 1239 sq.ft. (115.1 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 war memorial at the top of Cookham High Street (with the Moor behind you), turn left into School Lane. Rosemary will be found after a short distance on the right hand side, easily identified by the PSK For Sale board.

