

**6 Royal Cottages  
COOKHAM DEAN**



■ AUCTIONEERS ■  
SURVEYORS ■ PIKE SMITH KEMP ■ VALUERS ■  
■ ESTATE AGENTS ■





## **6 Royal Cottages COOKHAM DEAN SL6 9PA**

A superbly presented semi-detached cottage located in an elevated position in the heart of Cookham Dean. The property has been sympathetically extended to offer extremely well planned accommodation, and benefits from superb far reaching views to the rear over Cookham Dean and views over The Old Cricket Common to the front. Cookham Dean enjoys several pubs/restaurants within walking distance, and has an excellent village school, local amenities including a medical centre and local shops are in close proximity and a branch line station serving Paddington & Central/East London (Maidenhead Crossrail 2022) and the M4 and M40 motorways are easily accessible.

**MASTER BEDROOM WITH EN-SUITE SHOWER ROOM  
TWO FURTHER BEDROOMS : FAMILY BATHROOM  
ENTRANCE LOBBY : SITTING ROOM WITH FIREPLACE  
LOVELY OPEN PLAN KITCHEN / DINING ROOM with BIFOLD DOORS TO GARDEN  
GARDEN/SUN ROOM: UTILITY /CLOAKROOM  
GAS FIRED CENTRAL HEATING  
PARKING : GOOD SIZE GARDEN  
EPC: D rating**

**GUIDE PRICE: £1,200,000 FREEHOLD**



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

[cookham@pikesmithkemp.co.uk](mailto:cookham@pikesmithkemp.co.uk)  
01628 532010  
[www.pskweb.co.uk](http://www.pskweb.co.uk)

## 6 ROYAL COTTAGES, COOKHAM DEAN, SL6 9PA

The property is approached through the front garden via a paved path, adjacent to a large driveway providing parking for several vehicles

**ENTRANCE LOBBY:** with windows and space for coats and shoes, with door into

**KITCHEN/DINING ROOM:** a contemporary spacious open plan area, the kitchen includes underfloor heating, an ample supply of base and eye level units, Neff eye level oven and microwave, Quooker tap, Neff hob with extractor over, wine fridge, sink and drainer, water softener, Miele integral dishwasher, Fisher and Paykel double fridge with large freezer drawer, original Victorian feature bread oven, tiled flooring, the dining area looks directly out through bifold doors to the lawn and fields beyond

**CLOAKROOM/UTILITY:** wash hand basin set into vanity unit, low level WC, space and plumbing for washing machine and tumble dryer

**GARDEN/DINING ROOM:** provides panoramic views over the garden and country side

**SITTING ROOM:** A welcoming reception room, with large windows to the front providing plentiful natural light, and a working feature fireplace

### FIRST FLOOR

**THREE DOUBLE BEDROOMS, ONE WITH EN-SUITE:** each bedroom providing attractive rural views

**FAMILY BATHROOM:** free standing bath with shower over, part tiled wall, low level WC, wash hand basin set into vanity unit, heated towel rail

### OUTSIDE

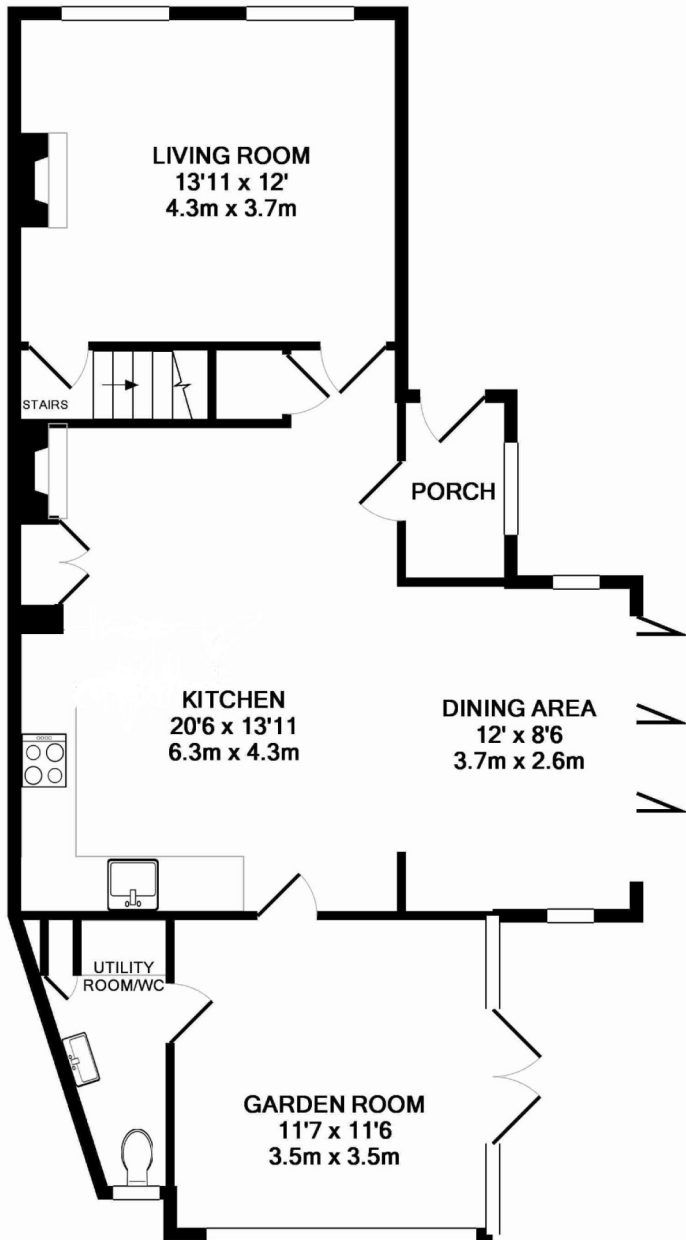
**GARDENS:** The main garden is surrounded by farmland and is chiefly laid to lawn with paved terrace, to the side of the property is a further small lawn and flint area providing space for seating to appreciate the view, there are attractive mature shrubs and specimen trees.

Viewing highly recommended. Please contact:

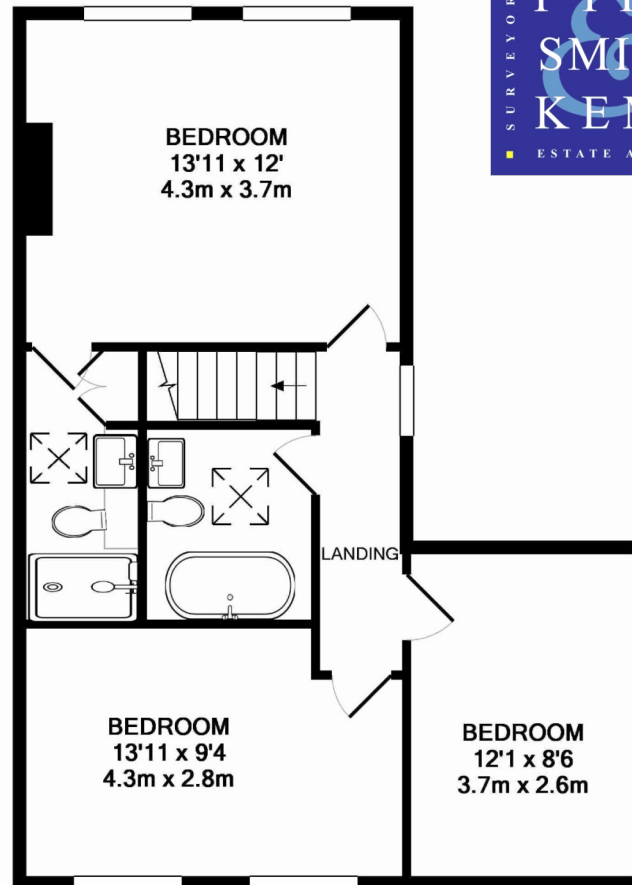
**PIKE SMITH & KEMP**  
**Lower Road**  
**Cookham, Berkshire**  
**SL6 9EH**  
**cookham@pikesmithkemp.co.uk**  
**01628 532010**  
**www.pskweb.co.uk**







GROUND FLOOR  
 APPROX. FLOOR  
 AREA 753 SQ.FT.  
 (69.9 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 534 SQ.FT.  
 (49.6 SQ.M.)



TOTAL APPROX. FLOOR AREA 1287 SQ.FT. (119.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
 Made with Metropix ©2015

