



**ROTHERTON
COOKHAM**

‘ROTHERTON’, MAIDENHEAD ROAD COOKHAM SL6 9DB

A beautiful detached family home, featuring stylish, contemporary, recently refurbished open plan kitchen, sitting room & dining room including a bar & gas fire. Benefitting from spacious living accommodation including four double bedrooms, driveway parking for several cars and a large landscaped west facing rear garden, with spacious patio area. The property is situated within a short walk of all the local amenities including the branch line station serving Paddington & Central/East London via Crossrail (2019), Primary School, Medical Centre & local shops. The picturesque village High Street, which provides a selection of excellent restaurants/pubs is nearby along with easy access to M4, M25, M40 and Heathrow Airport.

ENTRANCE HALL : CLOAKROOM

FAMILY ROOM : DINING HALL

OPEN PLAN KITCHEN / BREAKFAST/ DINING/ TV ROOM & CONSERVATORY

STUDY : UTILITY ROOM :

FOUR DOUBLE BEDROOMS (MASTER WITH EN-SUITE SHOWER)

FAMILY BATHROOM

FRONT AND LANDSCAPED REAR GARDEN WITH SPACIOUS TERRACE/ ENTERTAINMENT AREA

DRIVEWAY PARKING : GARAGE/ BIKE STORE/ GYM

DOUBLE GLAZING : GAS CENTRAL HEATING

EPC RATING: C

GUIDE PRICE: £1,250,000 FREEHOLD



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‘ROTHERTON’, MAIDENHEAD ROAD, COOKHAM, BERKSHIRE SL6 9DB

The accommodation comprises:

COVERED PORCH: Light and step to part glazed front door with leaded light window.

ENTRANCE HALL: Inset doormat, control panel for Falcon Security alarm system, stairs to First Floor, oak flooring.

CLOAKROOM: Villeroy & Boch Low level W.C., wall mounted wash hand basin with mirror over.

LIVING ROOM: Front aspect with feature leaded light bay window, inglenook for fire, double oak doors opening to Dining Hall and separate door back into hall, oak flooring.

STUDY: Oak Flooring.

UTILITY ROOM: Space and plumbing for washing machine and tumble dryer, oak flooring.

OPEN PLAN LIVING

Recently refurbished to high specification. Including a bar, with wine cooler, gas fire, bespoke kitchen with large island unit and ample storage space, French doors leading to rear garden & new combi boiler, TV room with French doors, built in Sonos ceiling speakers, dining room/ conservatory with French doors.

FIRST FLOOR

MASTER BEDROOM: Double aspect with **EN-SUITE SHOWER ROOM:** Featuring Villeroy & Boch shower, low level W.C., wall mounted wash hand basin, heated towel rail, marble tiled walls and flooring.

BEDROOM TWO: Rear aspect overlooking the Garden.

BEDROOM THREE: Rear aspect overlooking the Garden.

BEDROOM FOUR: Views to front.

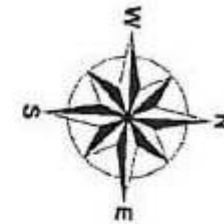
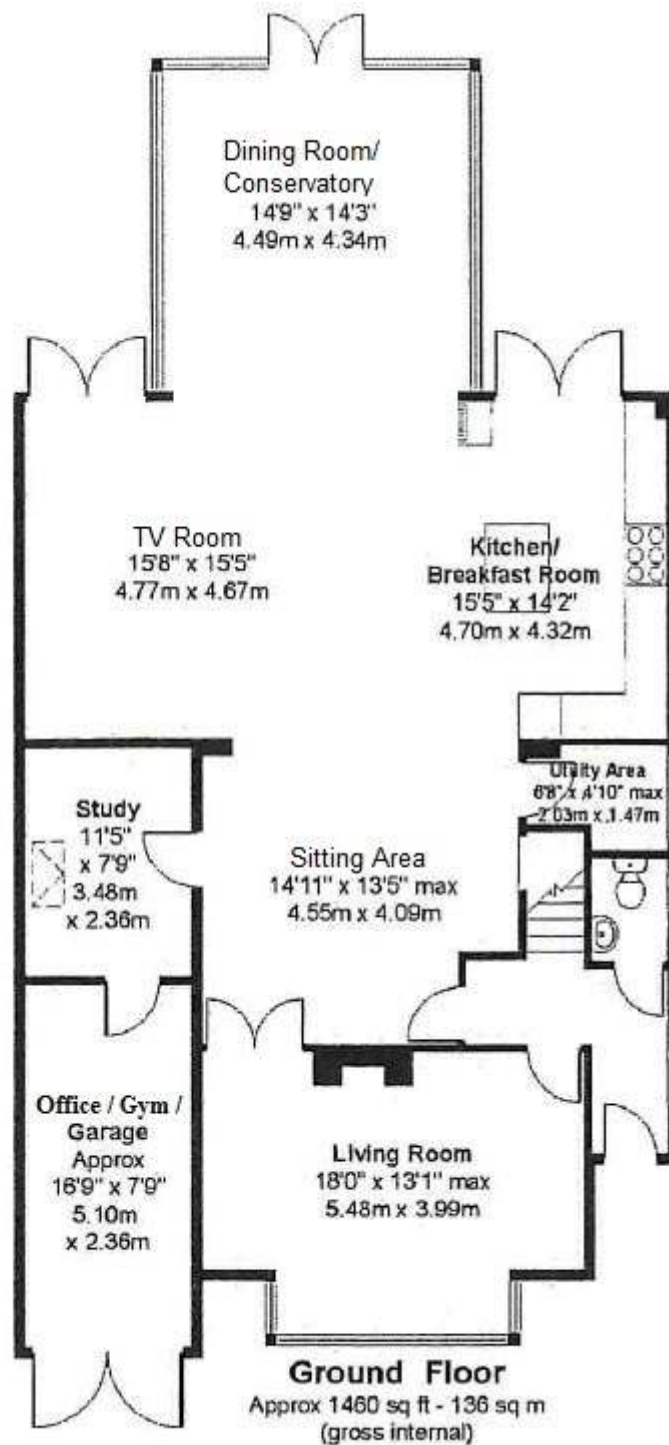
FAMILY BATHROOM: Featuring a luxurious bath with mixer taps, Villeroy & Boch shower with glass screen, low level W.C., wall mounted wash hand basin, heated towel rail, marble tiled walls and flooring.

OUTSIDE

Upon approaching the property, which is set back from the road, there is an attractive brick wall and pillars with a timber double gate and separate pedestrian access. Panel fencing and well kept borders surround a good area of gravelled driveway providing off street parking for several cars, including entry to a single garage with light and power. The recently **LANDSCAPED REAR GARDEN** has a large York stone patio with side access and steps leading to an area of lawn approximately 60 foot in length, which is enclosed by new and mature shrubs and panelled fencing including raised brick borders, aiding to the feel of seclusion and privacy throughout.

DIRECTIONS: From our Cookham office on Lower Road, turn left and proceed over the rail way line where you will come to a mini roundabout, take a right onto Maidenhead Road and the property will be found on your right hand side after a short distance, just before the turning to Westwood Green.

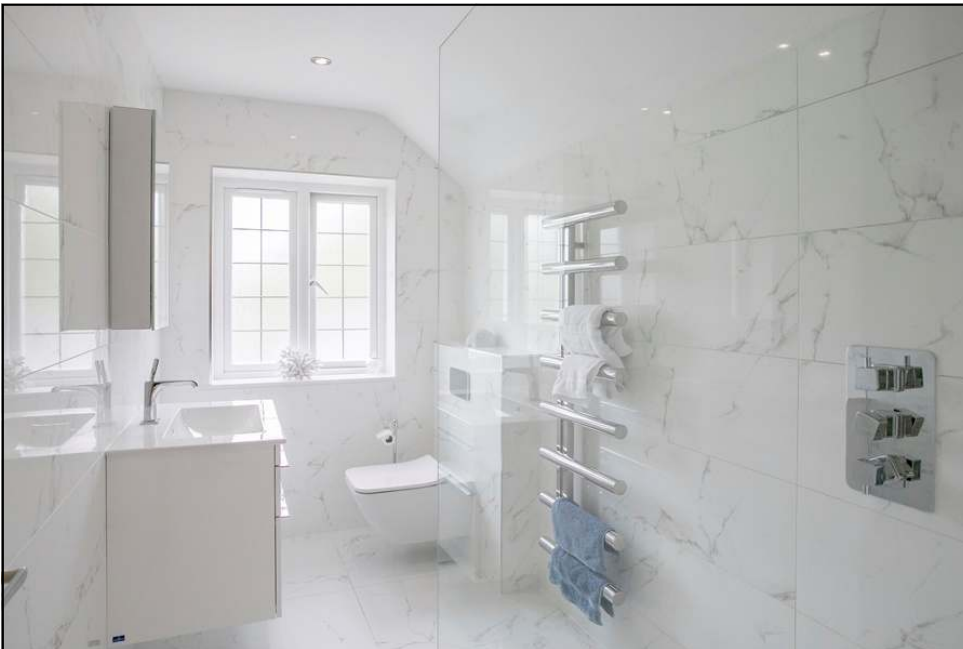
Viewing Highly Recommended.



TOTAL FLOOR AREA
APPROX 2362 SQ FT OR 220 SQ M







Note: These sales particulars are produced in good faith, having been prepared only as a general guide. PSK give notice that they do not constitute any part of a contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings if any. Room sizes should not be relied on for carpets and furnishings.

