

Pound House COOKHAM



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Pound House

The Pound, Cookham SL6 9QD

An elegant and deceptive Victorian House, of generous proportions, in the heart of a highly sought-after Thames-side village. The property dates back to around 1850, and, whilst it has been upgraded and modernised over the years, it still retains a unique charm that will appeal to many. Pound House is hidden behind a high brick wall, yet is just a short walk from the picturesque High Street in Cookham, the village's primary school and the branch line railway station. The M4 and M40 motorways are a short distance away with Heathrow Airport just 20 miles away.

**RECEPTION HALL : DRAWING ROOM : DINING ROOM : SITTING ROOM : KITCHEN/BREAKFAST ROOM :
UTILITY/BOOT ROOM : CLOAKROOM : FIVE BEDROOMS : FAMILY BATHROOM : TWO SHOWER ROOMS :
DOUBLE DETACHED GARAGE : OFF-STREET PARKING : MATURE SOUTHERLY FACING GARDENS :
EPC rating E**

GUIDE PRICE: £1,800,000 FREEHOLD



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Pound House, The Pound, Cookham SL6 9QD

Accommodation summary (please refer to the floorplan for measurements);

GROUND FLOOR

RECEPTION HALL: A super entrance to this lovely home, with a tiled floor, providing access to all the ground floor accommodation and stairs to the first floor

KITCHEN/BREAKFAST ROOM: A fantastic room, fitted with a bespoke hand painted kitchen, with some fitted appliances, and granite worksurfaces. There is a useful breakfast bar, ample room for a breakfast table, a large walk-in pantry, and double doors to the adjoining dining room.

DINING ROOM: A unique room, boasting a glazed barrel vaulted ceiling and wood panelling.

DRAWING ROOM: Another beautiful room with an open fireplace and a superb bay window with views to the rear. There is an ornate ceiling, picture and dado rails, as well as some interesting panelling to one corner.

SITTING ROOM: boasting French doors to the rear terrace, fireplace with a wood burner and a picture rail.

UTILITY/BOOT ROOM: with a range of hand painted units, with solid wood worksurfaces. There is a large walk-in cupboard with ample space to store a large volume of outdoor wear.

FIRST FLOOR

MASTER BEDROOM: A large double bedroom with a bay window overlooking the rear garden. There is a well fitted **DRESSING ROOM** with plenty of hanging space and shelving. There is also an **EN-SUITE SHOWER ROOM** with a double width shower stall and high ceilings (a feature throughout the property).





FIRST FLOOR

MASTER BEDROOM: A large double bedroom with a bay window overlooking the rear garden. There is a well fitted **DRESSING ROOM** with plenty of hanging space and shelving. There is also an **EN-SUITE SHOWER ROOM** with a double width shower stall and high ceilings (a feature throughout the property).

BEDROOM TWO: With a flood of natural light, thanks to a large full height bay window.

BEDROOM THREE: Another double bedroom with views to the rear.

There is also a large **SHOWER ROOM** and **BATHROOM** on this floor

SECOND FLOOR

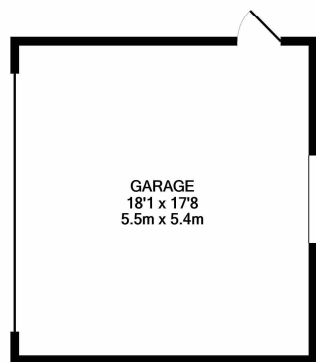
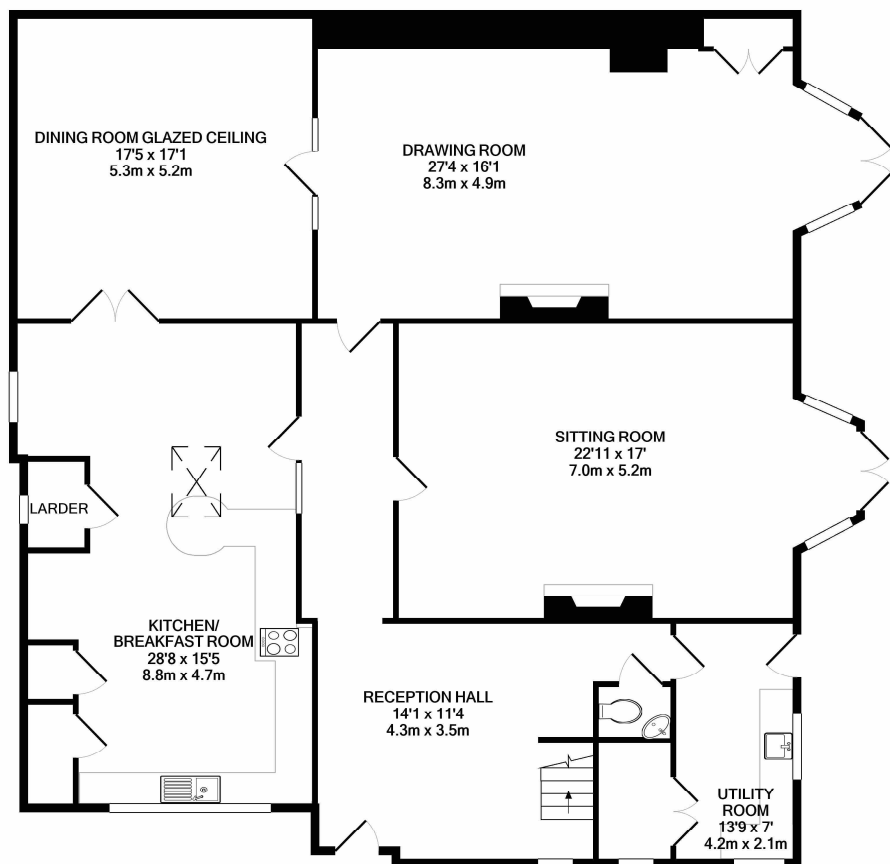
There are **TWO WELL SIZED BEDROOMS** on this floor.

OUTSIDE

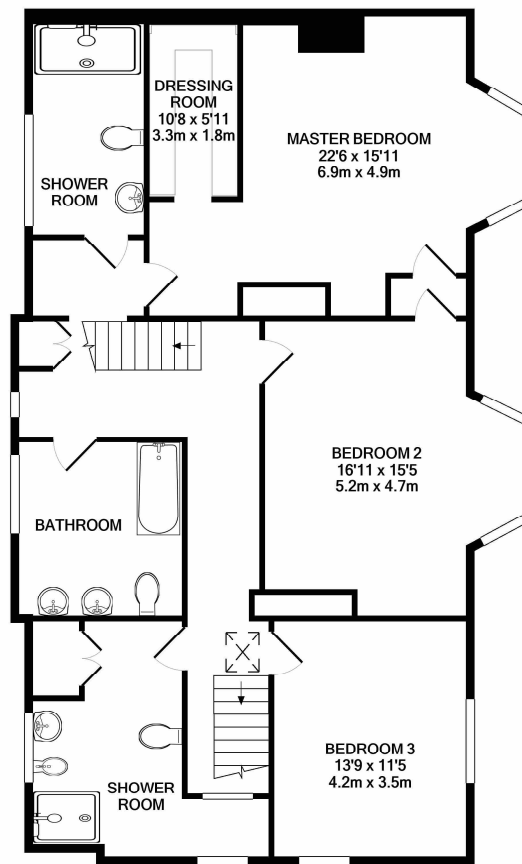
To the rear is a mature garden with well stocked borders and super terrace to the immediate rear of the property. There is a garden shed and a timber cocktail bar.

There is a detached **DOUBLE GARAGE** with a pitched roof. There is further parking for several vehicles on the brick block driveway.

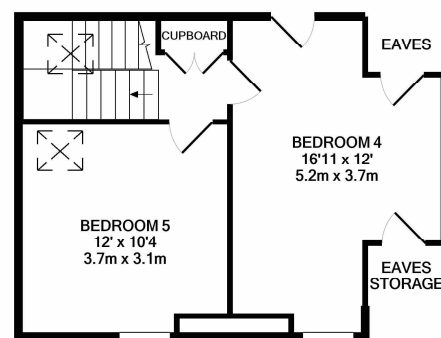




GROUND FLOOR



1ST FLOOR



2ND FLOOR

TOTAL APPROX. FLOOR AREA 3833 SQ. FT. (356.1 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.
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