



AUCTIONEERS
**PIKE
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ESTATE AGENTS

**1, Lower Ventnor Cottages
COOKHAM DEAN**



1, Lower Ventnor Cottages, Popes Lane, Cookham Dean, Berkshire SL6 9AU

A charming and well presented two bedroom end terrace cottage occupying a quiet tucked away location in the heart of Cookham Dean. The cottage offers considerable character and has been enhanced by the current owners to include double glazing to the front elevation and a stylish wood burner in the sitting room. The cottage gardens are an undoubted feature, benefitting from an elevated terrace to the rear with far reaching rural views. Cookham Dean is a much sought after location with its picturesque village located above the River Thames with an historic Church and a wide variety of Public Houses and Restaurants and the highly regarded Cookham Dean Primary School. Neighbouring Cookham Rise offers a selection of shops, Medical centre, Library and Train Station serving London (Paddington). The M4, M40 and M25 are also all within easy reach.

**TWO DOUBLE BEDROOMS * FIRST FLOOR BATHROOM
SITTING/DINING ROOM WITH WOODBURNER /BRICK FIREPLACE
FITTED KITCHEN * GAS FIRED CENTRAL HEATING *
CHARMING COTTAGE GARDENS * ELEVATED TERRACE WITH RURAL VIEWS
EPC : E**

GUIDE PRICE: £525,000 FREEHOLD



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The property is approached via attractive timber garden gate with path leading through the front garden to;

FRONT DOOR with canopy, outside light, leading to

ENTRANCE HALL with stairs rising to First Floor, alarm, door to

SITTING ROOM / DINING ROOM: a charming room with an attractive brick fireplace featuring a brand new Wood burner (fitted January 2021), with oak mantle and slate hearth, slate tiled floor, radiator, built-in shelving and cupboards, (with space for wall mounted TV), TV aerial point, coved ceiling, deep under stair storage cupboard housing gas-fired boiler (serviced November 2020) and Nest central heating thermostat.

KITCHEN: Comprehensive range of painted timber base, drawer and wall units, stainless steel single sink and drainer with chrome mixer taps, inset into wood-edged work surface, space and plumbing for washing machine and slimline dishwasher, 'Stoves 600' 4 ring gas hob with extractor fan above. Built-in AEG oven, built-in fridge/freezer.

FIRST FLOOR

LANDING with side window, stripped pine wide floorboards.

BEDROOM ONE: Front aspect, views over garden. Victorian style white painted fireplace, deep wardrobe with space for chest of drawers and hanging within., radiator.

BEDROOM TWO: radiator, rear aspect with views over garden and fields beyond.

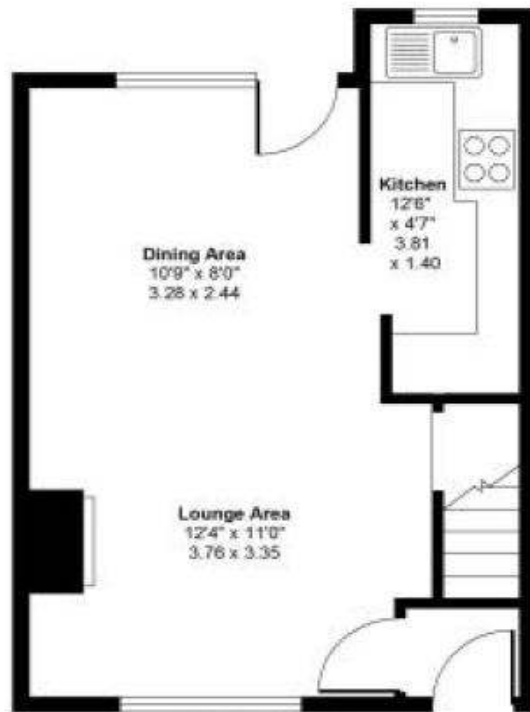
BATHROOM: Modern white suite comprising panel enclosed bath with chrome mixer taps, WC with concealed cistern, tiled shelf over and tiled bath surround, wash hand basin inset into vanity unit with double doors providing storage, feature mirror over, walk-in fully tiled corner shower enclosure with glass entry door, radiator. Views of garden and fields beyond.

OUTSIDE

Parking for two cars immediately outside the property.

The property is approached via a brick path through lawned area with well stocked borders and feature flowering cherry tree. There is a small patio area to the front with space for table and chairs and climbing roses to the front of the cottage. To the rear there is a very attractive courtyard garden with ample room for table and chairs, paved area and corner display of flints. Feature wrought iron spiral staircase leads to elevated terrace with space for seating to enjoy the impressive far reaching rural views beyond.

DIRECTIONS: *From our Cookham office on Lower Road proceed towards Cookham Dean, where Lower Road becomes Dean Lane. Turn left into Hills Lane, passing Uncle Toms Cabin at the top of the hill and Hardings Green on the left. Proceed round the bend at the top and turn right into Popes Lane.. Approx two-thirds of the way down, you will see a small turning on the right, just before a gravel lay-by. Once in this turning turn right just past the detached house whereupon Ventnor Cottages will be seen.*



Ground Floor
Approx 320 sq ft - 30 sq m
(gross internal)



First Floor
Approx 345 sq ft - 32 sq m
(gross internal)







