

# 'INGLENOOK' COOKHAM



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# **‘ Inglenook’ off Lower Road, Cookham, Berkshire SL6 9**

Offered for sale for the first time in over 60 years, ‘Inglenook’ dates back to 1908 and was one of the very first ‘Ideal Home Exhibition’ architectural house designs of the day, incorporating many ‘Arts & Crafts’ period features. This stunning detached 4 bed property offers tremendous scope for improvement and enlargement, subject to the usual consents and occupies a substantial level plot, set in a unique ‘tucked away’ location in the very heart of the sought after village of Cookham Rise. Many local amenities are within walking distance including shops, dentist, doctor’s surgery, two highly regarded Primary schools and branch-line train station serving London Paddington (Crossrail connection within 2022). The M4, M40 & M25, together with Heathrow Airport are all within easy reach. The ‘light & airy’ spacious accommodation comprises;

## **GROUND FLOOR:**

**ENTRANCE VESTIBULE \* SPACIOUS DUAL ASPECT LOUNGE WITH FIREPLACE \* DUAL ASPECT DINING ROOM \*  
FITTED KITCHEN WITH BREAKFAST AREA \* ‘LEAN-TO’ UTILITY ROOM \* REFITTED SHOWER ROOM \***

## **FIRST FLOOR:**

**4 DOUBLE BEDROOMS \* FAMILY BATHROOM \*  
ESTABLISHED LARGE GARDEN WITH COVERED VERRANDA & TERRACE \* GARAGE**

**Epc: E rating**

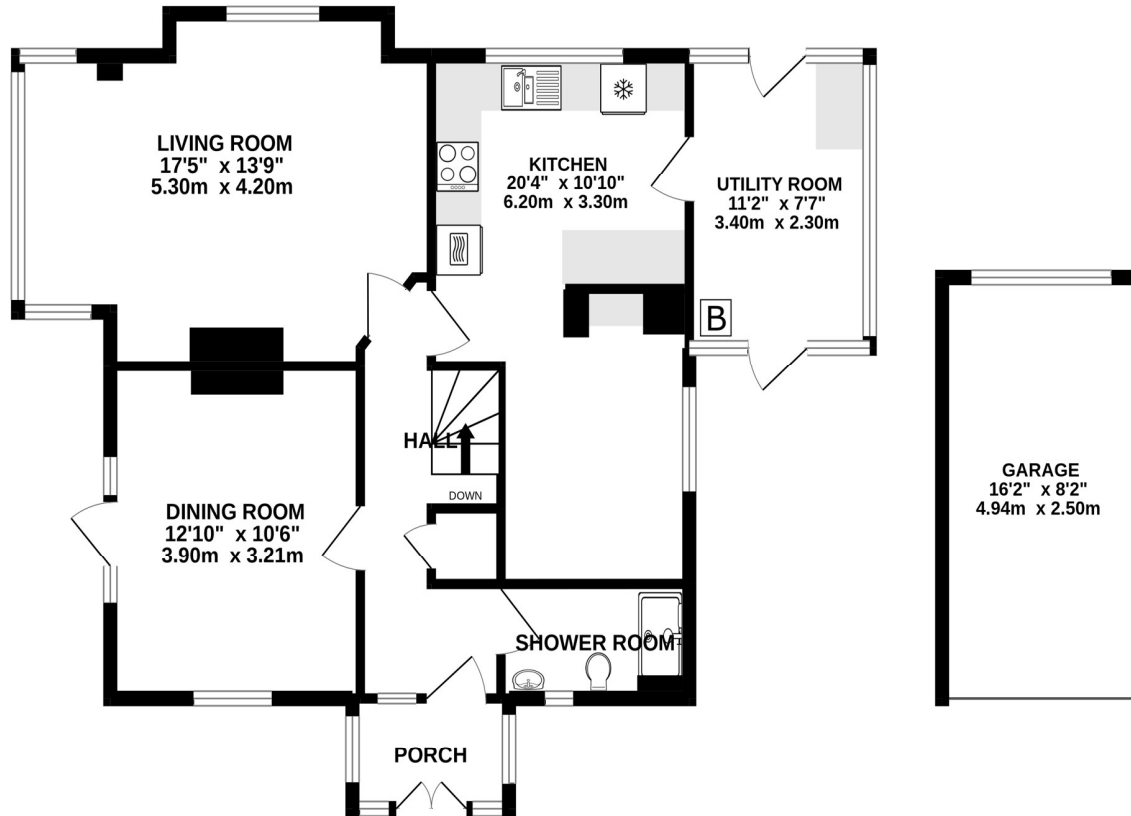
**GUIDE PRICE: £1,300,000. FREEHOLD**



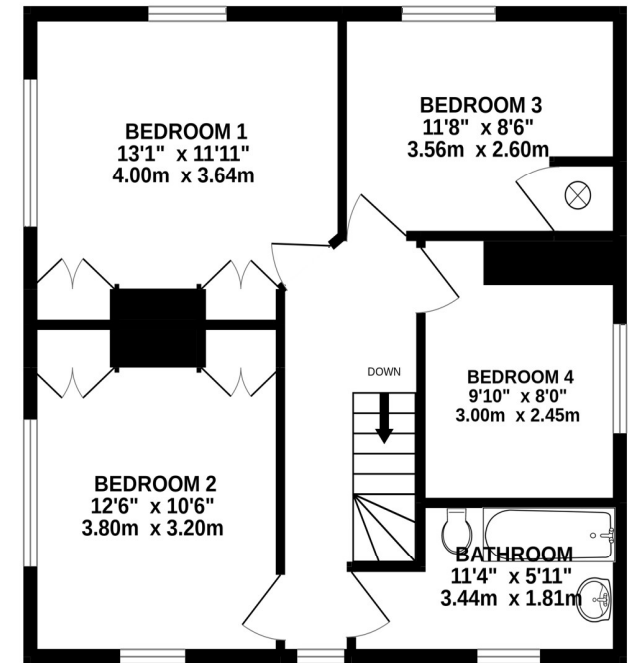
**PIKE SMITH & KEMP**  
Lower Road, Cookham  
Berkshire, SL6 9EH  
[alisonparry@pikesmithkemp.co.uk](mailto:alisonparry@pikesmithkemp.co.uk)  
[cookham@pikesmithkemp.co.uk](mailto:cookham@pikesmithkemp.co.uk)  
01628 532010  
[www.pskweb.co.uk](http://www.pskweb.co.uk)



GROUND FLOOR  
886 sq.ft. (82.4 sq.m.) approx.



1ST FLOOR  
595 sq.ft. (55.3 sq.m.) approx.



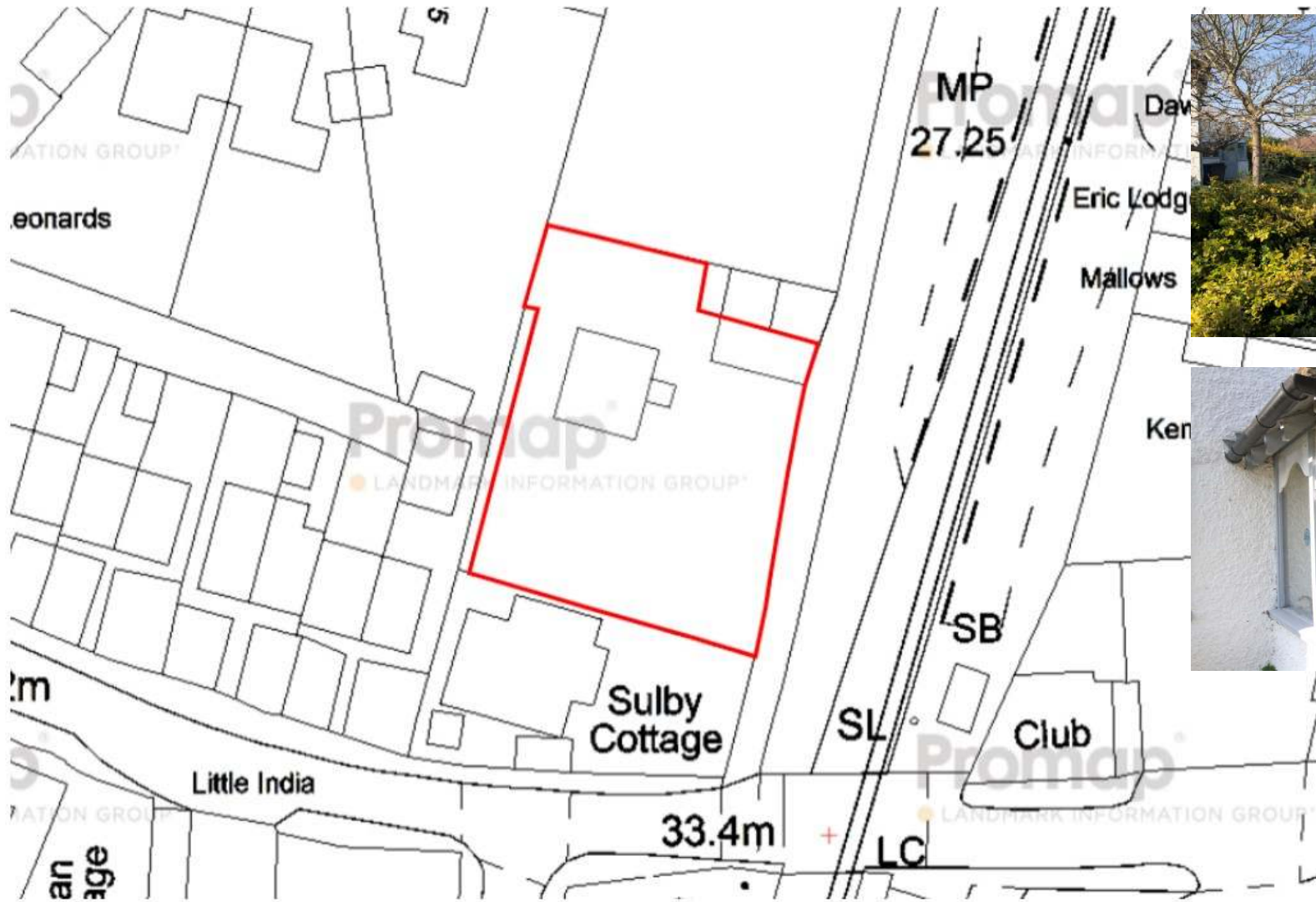
TOTAL FLOOR AREA : 1481 sq.ft. (137.6 sq.m.) approx.

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 Cookham offices of PSK, turn left on Lower Road passing the Grange Road turning and proceed towards the village centre. Just before the Level Crossing turn immediately left into an unmade track, whereupon 'Inglenook' will be found a short distance in on the left hand side.***



