



Kiln Meadow
Cookham Dean, Berkshire



Kiln Meadow

Berkshire, SL6 9PU

A country home of exceptional design and finish

- Incomparable Arts & Crafts family home • Desirable secluded and private semi rural location • Air conditioning throughout entire house
- Impeccable classic design with many modern features • Private gated entrance with sweeping driveway
 - Exquisite guest cottage and freestanding triple garage
 - Planning permission for an Orangery, Pool & Loggia



Accommodation

Kiln Meadow is a 'new' luxurious family home, conceived and entirely re-built inside the shell of a true "Grand Designs" project in 2020. A generous layout designed for today's lifestyle with a standard of finish not seen in homes today. This outstanding property has the look and feel of a much older home while combining all the convenience and specifications of a luxurious new house. The house is fully air conditioned and offers the highest levels of energy efficiency and home security.

The property opens into a limestone floored lobby with a fully fitted boot room including integrated appliances and external access while a convenient cloakroom is positioned adjacent.

Double doors lead to a grand central hall with rich wooden Versailles parquet floors. The generous reception foyer connects the majority of the ground floor and provides direct access to the principal rooms. The heart of the home is the large kitchen and breakfast room, opening to a cosy snug with a log burner. All reception rooms enjoy independent access to the gardens.

The Tom Howley designed kitchen and scullery are finished to an impeccable standard featuring Miele integrated appliances, including double dishwashers, coffee machine and a gas Aga. The central island with stone worktops offers further seating options. A sophisticated family dining room with lovely panelling has french doors leading out to an east facing courtyard garden. The large living room is a wonderful light space to entertain with double aspect windows, a large open fireplace and patio doors leading out to a south facing garden.





The bespoke library is a focal point for the home with beautifully fitted cabinetry/storage and a feature gas fireplace. A concealed bar is cleverly positioned into the staircase housing an integrated fridge and commercial ice maker.

To the first floor a large atrium floods natural light into the core of the home. The principal bedroom suite boasts a fabulous bedroom with vaulted ceiling, exposed beams and a feature gas fireplace. There is an adjacent generous and stylish en suite bathroom with a free standing bath, separate steam shower with Bluetooth audio. There are four further double bedrooms to this floor, two with en suites and a family bathroom, all enjoying character features and views over the surrounding gardens.

The private gated entrance leads you past the house to an attractive courtyard with brick built freestanding triple garage in keeping with the period theme, providing an additional secure space for storage.

A brick build independent cottage provides fabulous ancillary accommodation options. It could be used for guests, work from home, gym – the options are endless. This building is incredibly well appointed and stylish featuring a kitchenette bedroom/living space with freestanding log burner and hand built windows and a dressing area leading to a superb shower room.

The landscaped and enclosed gardens of roughly 0.8 of an acre have been inspired by Arts & Crafts design, creating “garden rooms” enclosed by beech hedges, featuring yew topiary, generous borders, all framed by mature trees. The courtyard garden and principal patio area provide additional outdoor entertaining areas. The garden has been designed to further enhance the privacy of the location, with the property abutting National Trust Woodland.



Situation

Kiln Meadow occupies a generous and private plot in a highly desirable tucked away location on Bedwins Lane in Cookham Dean.

The village is idyllic providing the perfect blend of town and country – being distinctly rural in feel yet retaining excellent convenience with the village centre on the doorstep and Marlow town centre being about two miles down Winter Hill.

Cookham Dean is delightfully rural yet perfectly positioned for access to both Marlow and Maidenhead. The nearby village centre in Cookham Rise offers an excellent supermarket and range of retailers and pubs.

It is one of the area’s most coveted locations with countless public footpaths and bridleways dissecting the area through National Trust and Woodland Trust. The wider area opens out to yet more glorious rolling countryside and a designated Area of Outstanding Natural Beauty.



The nearby town of Marlow offers an eclectic mix of local independent and national retailers with numerous bars, cafes and restaurants around the town suited for any occasion.

For commuters, Cookham Rise has a train station with a service to Paddington (via Maidenhead), with a Crossrail connection at Maidenhead due soon. The M40 and M4 motorways are easily accessed from the A404(M).

A comprehensive range of private and state schooling options, both primary and secondary, in the area include Sir William Borlase's Grammar School which is three miles away, Eton, Harrow, Wycombe Abbey, Caldicot Preparatory School and some excellent schools in the Maidenhead and Henley area.



Floor Plans

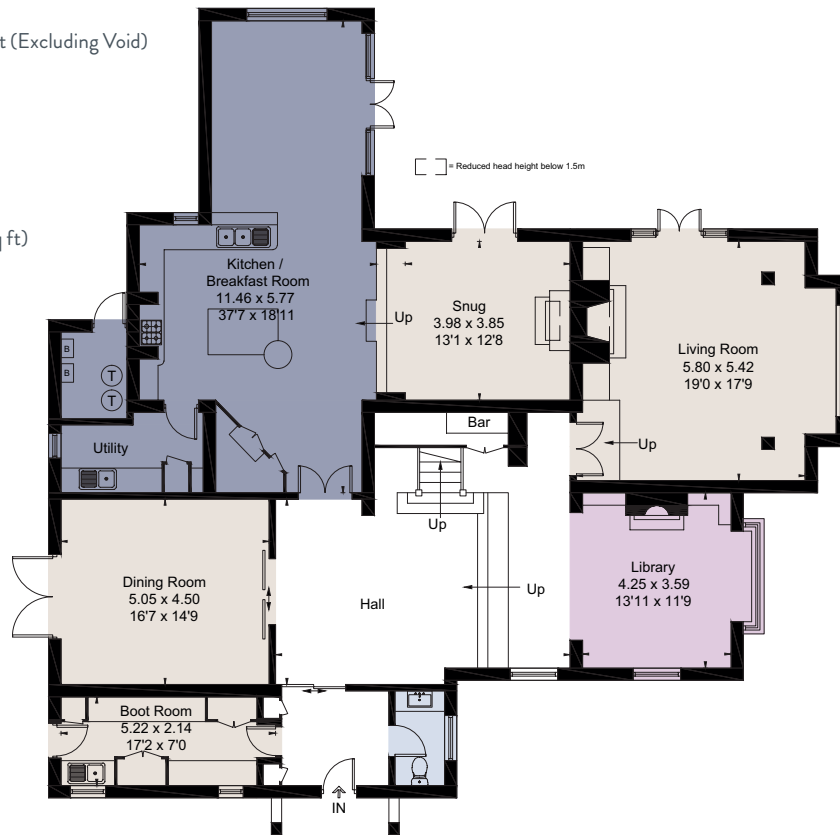
Approximate Area = 379.9 sq m / 4089 sq ft (Excluding Void)

Garage = 66.4 sq m / 715 sq ft

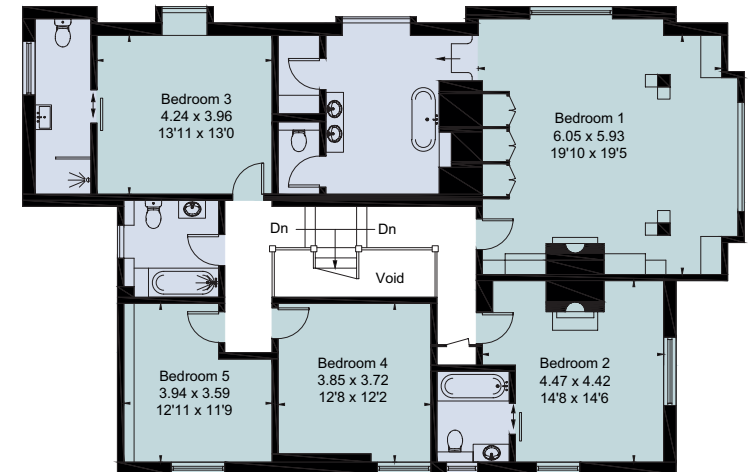
Outbuilding = 48.3 sq m / 520 sq ft

Total = 494.6 sq m / 5324 sq ft

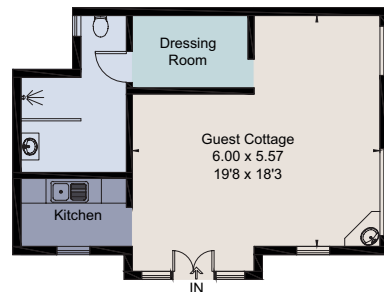
Including Limited Use Area (4.1 sq m / 44 sq ft)



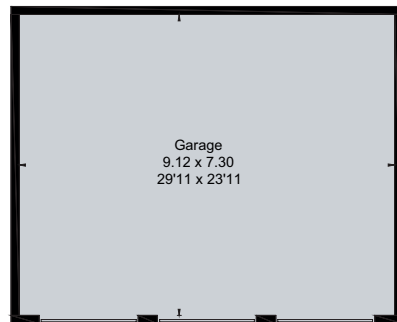
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Additional Information

Directions: From Marlow High Street head south over the bridge and turn right onto Quarry Wood Road. Continue up the hill and turn right onto Grubwood Lane, left onto Hockett Lane and left again onto Bigfrith Lane, after a short distance turn right onto Bedwins Lane where the entrance to the drive can be found on the left hand side.

Tenure: Freehold with vacant possession

Local Authority: Royal Borough of Windsor and Maidenhead – Band H

Services: All mains services with private drainage

Energy Performance Certificate: A full copy of the Energy Performance Certificate is available upon request.

Viewing: Strictly by appointment through Joint Agents Savills and Pike, Smith & Kemp

Postcode: SL6 9PU





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