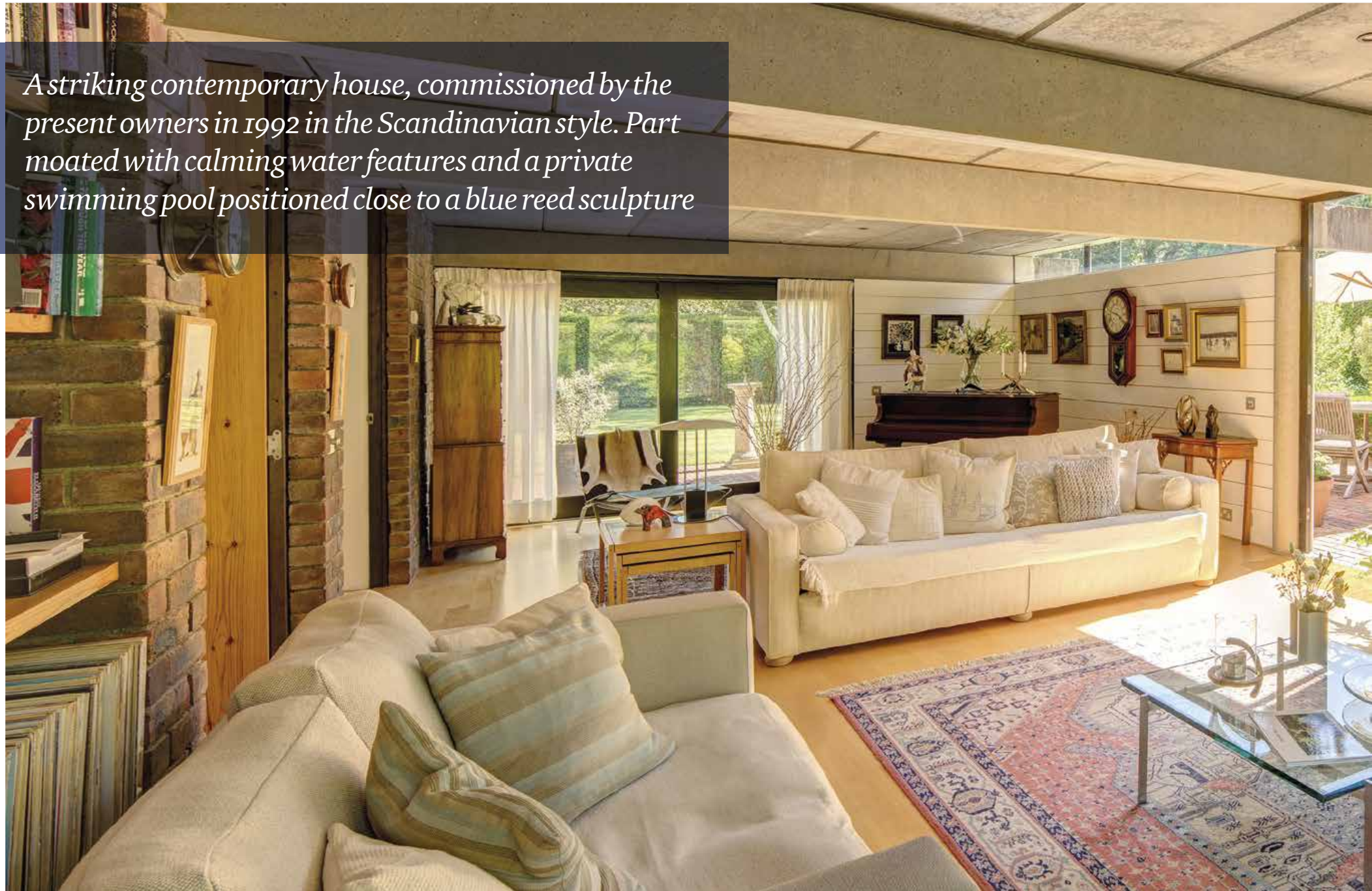


The Coppice

Cookham Dean, Berkshire



A striking contemporary house, commissioned by the present owners in 1992 in the Scandinavian style. Part moated with calming water features and a private swimming pool positioned close to a blue reed sculpture





The Coppice, Startins Lane, Cookham Dean, Berkshire SL6 9AN

Mileages

Maidenhead town centre – approx. 4 miles; Maidenhead train station – approx. 4.5 miles; Cookham train station – approx. 1 mile; Marlow – approx. 6 miles; M4 Motorway J8/9 – Approx 6 miles; Heathrow airport – approx. 23 miles (Distances are approximate)

Accommodation

Ground floor – Reception hall, drawing room, study, kitchen/dining room, shower room, utility room, cellar.

First floor – Master bedroom with en suite bathroom, dressing room and private balcony, guest bedroom with en suite shower room, two further bedrooms with family bathroom.

Outside

Private elevated plot, swimming pool, landscaped front and rear gardens, dining terrace, balcony, automated five-bar gated driveway, detached garage, mature boundaries.

Double garage, 2 storage rooms.

In all around 3659 sq ft on 0.83 acres (0.21 hectares).

The House

The Coppice was originally built in 1992. Commissioned by the present owners, the house was designed in the Scandinavian style by Aldington, Craig & Collinge to make the most of its topography and secluded southerly rural views. Coming to the market for the first time since its inception, houses of this quality are a rare opportunity.

Designed by one of the country's foremost influential designers of post-war houses, using economies of scale harnessed to exposed structures. His houses are united by the essential simplicities of home, affording work, rest and play.

The house sits discreetly in a gently sloping plot on a sought after rural lane, close to the heart of Cookham Dean. Designed to take advantage of this setting, the interior has no thresholds and has wide opening doorways, giving the house a seamless flow for family life and those less able bodied. The ground floor shower room sits alongside the utility room. The study, also suitable as a further bedroom, looks onto the moat and "Japanese" styled garden.

Entered by a wide, full height front door with glazed side panel, the high impact of the reception hall is enhanced by the light given by its surrounds, from above and beyond as it leads to the double doors of the drawing room. The floor is initially slate, followed by flush fitting broad light maple laminated timber flooring. The cellar is accessed by a concealed electrically operated trapdoor, with a shelved wall for wine storage. A generous shower room provides cloakroom facilities to this floor and could offer additional support for a ground floor bathroom.









The drawing room is triple aspect with impactful views of the gardens and moat through a large, lift and slide glazed timber door and glazed hinged door stepping seamlessly into the gardens. There is an open fireplace fronted by a raised slate hearth and broad light maple timber floor with underfloor heating. A full height 2.15 metre (7 feet) wide pivoted timber door opens and closes between the sitting room and dining area, allowing free flow open plan if required.

The dining area has the same large lift and slide stained timber framed glass doors onto the garden and continues the broad light maple timber floor with underfloor heating. A recessed sliding door takes you into the kitchen. This modern space is well appointed with silver grey furniture, granite work surfaces and double stainless steel sink. A further large lift and slide timber framed glass “back “door and fixed glazed panel faces south with contrasting cork floor with underfloor heating.

Country family life has been well planned with a generous utility room within the house and two brick built store rooms within the grounds. Ideal for muddy sportsmen and dogs!

Rising to the mezzanine level a fully glazed wall allows you to pause to enjoy the “Japanese” style garden, on your ascent to the first floor. The top lit full-length landing has a full height fixed window to the east, overlooking the main entrance.

The master bedroom suite occupies the west wing of the house, with a triple aspect, vaulted ceiling and its own private balcony overlooking the gardens. The large dressing room has his and hers wardrobes and the en suite bathroom has a tiled stone floor with underfloor heating. The guest suite lies to the opposite end of the landing being well appointed with an en suite shower room. Of the two further bedrooms, both have fitted wardrobes with a sloping ceiling to the third bedroom. As the family bedrooms of the house, they have use of a generous family bathroom.

Situation

Cookham Dean is a highly desirable rural area surrounded by National Trust and Woodland Trust land. It has an historic village church and a good selection of pubs and restaurants. There is a comprehensive range of excellent primary and secondary schools, both state, grammar and independent. Cookham village and Cookham Rise are close by providing shopping and amenities, including a medical centre, dentist, library and convenience store, with several golf clubs nearby. There is a branch line serving Paddington or Reading and Central/East London via Crossrail from late 2020. Cookham lies on the River Thames and near to the riverside towns of Maidenhead, Marlow and Henley-on-Thames. Windsor and Ascot too are a short drive away The M4 and M40 motorways (linked by the A404 by-pass) and the M25 motorway are easily accessible.





Gardens and Grounds

The house is approached through an automated five bar timbered gate, flanked by mature hedging, leading onto a block paved driveway and sweeping shingle forecourt. From the reception hall a lifting/sliding timber framed glazed door leads onto stepping stones over the moat.

The gardens approach an acre in all and extend the design ethos established by the architect and client, using hedges, walls and water to define rooms of differing function and character. The well-stocked mature garden, landscaped by Peter Aldington, with several specimen trees together with the moat and swimming pool are definite features of the property. Dining terraces wrap around the house and features abound, including a heated swimming pool, in its own unique setting. A further water feature is the 18" deep moat supporting fish, which wraps round the north and west elevations of the house. This helps to reflect light into the north side of the house.

Local Authority – The Royal Borough of Windsor & Maidenhead
T: 01628 683800

Features and Services – Mains gas (two boilers), electricity and metered water. Underfloor heating to the principal rooms.

Fittings - d-line stainless steel door & window furniture designed by Danish Architect Knud Holscher. Majority of Vola bathroom fittings designed by Danish Architect Arne Jacobsen.

Tenure – Freehold





The Prime and Country House team would be delighted to show you around this property.

The Prime and Country House Department

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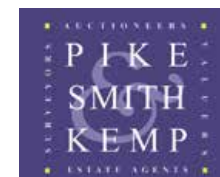
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The Coppice

Approximate gross internal area. Main house = 2,855 sq ft / 265.3 sq m (excluding Void), Cellar = 159 sq ft / 14.8 sq m, Outbuilding = 645 sq ft / 59.9 sq m, Total = 3,659 sq ft / 340 sq m, (including limited use area = 50 sq ft / 4.7 sq m)



For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

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