

**STONY DENE  
COOKHAM DEAN**



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**'STONY DENE'**  
**BEDWINS LANE, COOKHAM DEAN, SL6 9PU**

A beautifully presented three bedroom semi-detached period property with stunning contemporary kitchen/breakfast room in a peaceful lane in Cookham Dean adjacent to National Trust commons. Cookham Dean benefits from an excellent primary school, several village pubs, Church, superb walks and a strong community within the Cookhams. Situated in close proximity to Marlow, and Cookham Rise with Cookham branch line station which links with Maidenhead/Paddington/Crossrail 2021

**ENTRANCE HALL : WC**  
**KITCHEN/BREAKFAST ROOM, OPENING TO FAMILY ROOM**  
**/OFFICE AREA AND DINING ROOM**  
**SITTING ROOM : THREE BEDROOMS (one currently used as additional OFFICE) : BATHROOM**  
**LANDSCAPED GARDEN WITH DECKED ENTERTAINING TERRACE**  
**PARKING FOR TWO CARS**  
**EPC: D RATING**

**PROPERTY HAD COMPREHENSIVE RENOVATION 2017 including**  
**NEW SASH WINDOWS : UNDERFLOOR HEATING**  
**REINSULATED ROOF : NEW PLUMBING /WATER TANKS AND ELECTRICS/WIRING**  
**NEW EXTERNAL DOORS**

**PRICE: £795,000 FREEHOLD**



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# STONY DENE, BEDWINS LANE, COOKHAM, SL6 9PU

The property is approached via a shingle pathway with Kloeber timber front door to the side of the property, opening into:

**CENTRAL SPACIOUS HALLWAY/OFFICE AREA:** flooded with natural light from expansive floor to ceiling window, wood effect porcelain tiled floor with underfloor heating

**KITCHEN:** Bespoke Intoto kitchen providing a stylish and comprehensive range of base and wall cupboards, with acrylic splashbacks and Dekton worksurfaces over base units and central island. Inset 1 and a half bowl sink with Quooker hot water tap. Neff appliances including integrated double oven, with integrated microwave oven and integrated washing machine/dishwasher/fridge freezer. Induction hob set into the island with extractor over. Kloeber French Doors with windows opening out into the garden. Porcelain wood effect floor tiles, with under floor heating, sky light and water softener.

**CLOAKROOM:** Vaulted ceiling with velux window, tiling to walls and porcelain floor tiles, wash hand basin within vanity unit and low level WC, underfloor heating.

**DINING ROOM:** Engineered oak wood flooring, large understairs cupboard, fireplace.

**SITTING ROOM:** A single and double sash window to the front, both with fitted shutters, log burning stove set within fireplace alcove, engineered oak wood flooring, stairs to

## FIRST FLOOR

**FIRST FLOOR LANDING:** with stairs to Second Floor

**MASTER BEDROOM:** Front aspect, with sash windows and fitted shutters, feature fireplace, integral cupboard/wardrobe, exposed floor boards

**BEDROOM TWO:** Window to rear, exposed board flooring, feature fireplace,

**FAMILY BATHROOM:** Exceptionally spacious room with double sized shower enclosure, with drencher head shower, tiled walls and glass screen, feature tile enclosed bath, wash hand basin inset within vanity unit with two double drawers, low level WC, heated towel rail, extractor fan, sash window with lovely views

## SECOND FLOOR

**BEDROOM THREE:** Amazing views over local woodland, balustrade gallery effect to staircase, exposed wood flooring, half height panelling to walls, eaves storage

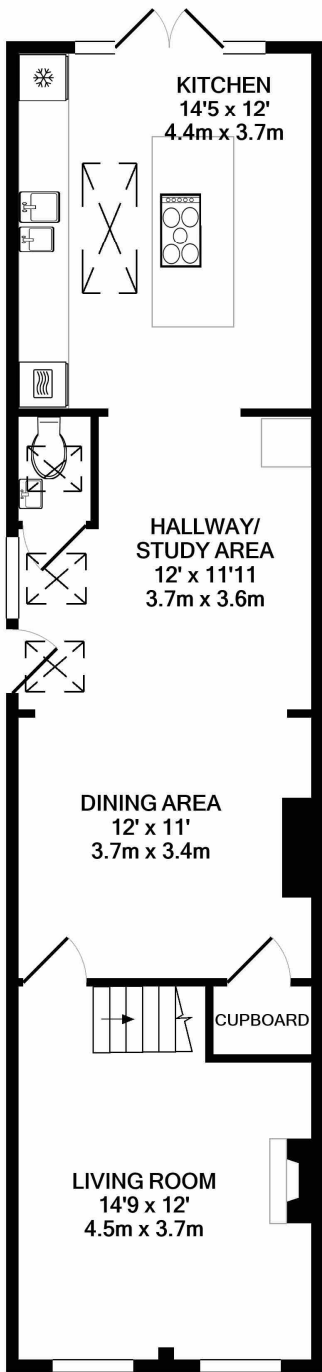
## OUTSIDE

**GARDEN:** Secluded and quiet garden mainly laid to lawn with mature hedging and shrubbery, decking area ideal for entertaining or relaxing. Timber shed, and electricity has been run to the rear of the garden/patio area.

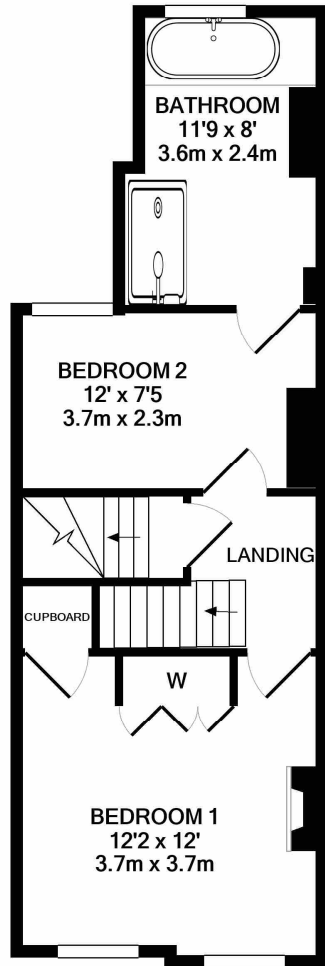
**DIRECTIONS:** From our office turn right and then left up Hills Lane to Cookham Dean, continue past the church, take the right hand fork in to Bigfrith Lane, go past the school and continue until, Bedwins Lane, is immediately ahead, the property can be found towards the end of this short lane on the right hand side.

Viewing highly recommended. Please contact:

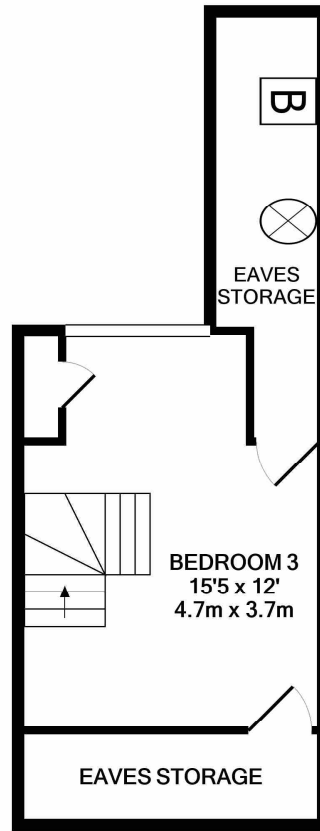
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GROUND FLOOR  
APPROX. FLOOR  
AREA 622 SQ.FT.  
(57.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 386 SQ.FT.  
(35.9 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 292 SQ.FT.  
(27.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1300 SQ.FT. (120.7 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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