



LAVENDER COTTAGE
COOKHAM DEAN

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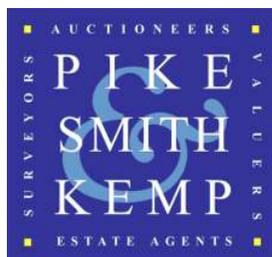


LAVENDER COTTAGE, KING'S LANE, COOKHAM DEAN, BERKSHIRE SL6 9AY

Charming 4/5 bed (master with en-suite) period cottage with many character features including ledged oak doors with Suffolk latches and nestled in the heart of Cookham Dean Bottom, with sunny South facing garden and driveway parking for 2 cars. Brand new boiler, gas central heating to radiators are featured throughout and the majority of windows are double glazed. The property benefits from new carpet throughout. It is located in the picturesque village of Cookham Dean which has an excellent village school and church, plus a selection of public houses and restaurants. Cookham Dean provides superb views and beautiful walks. The branch line at Cookham station is easily accessible as is the Medical Centre and Library, selection of shops and riverside walks. The larger towns of Marlow and Maidenhead are only a short drive away and offer a more comprehensive range of shopping, and leisure facilities, as well as easy access to the M4, M40 and M25 to Heathrow.

**MASTER BEDROOM WITH EN-SUITE BATHROOM
THREE FURTHER DOUBLE BEDROOMS : BEDROOM/STUDY
ENTRANCE HALL : SITTING ROOM WITH FIREPLACE : UTILITY ROOM
KITCHEN / DINING ROOM WITH DOORS TO REAR GARDEN
DOWNSTAIRS CLOAKROOM : FAMILY BATHROOM
AMPLE STORAGE SPACE : BRAND NEW BOILER : GAS FIRED CENTRAL HEATING :
OFF STREET PARKING : SOUTH FACING GARDEN
NO ONWARD CHAIN
EPC rating: D**

PRICE: £995,000 FREEHOLD



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Gravel path with Gate leading to Storm Porch. **Front door** leading to;

ENTRANCE HALL with limestone flooring

CLOAKROOM with white low level wc & wash hand basin. Meter cupboard

Triple aspect **KITCHEN** with exposed floorboards. Excellent range of attractive off white painted cabinets with an attractive combination of wooden and quartz worktops. One and a half bowl stainless steel sink unit. Integrated Neff dishwasher. Integrated bin, wine rack. Built-in Bosch single oven with built-in Miele microwave. Built-in Bosch fridge and freezer. Inset Bosch wide induction hob with a glass & stainless steel extractor hood over. Tall larder cupboard. Cupboard housing new gas fired boiler. Ample space for table & chairs. Attractive bi-fold timber French doors to rear garden.

Dual aspect **LIVING ROOM**, with feature brick back fireplace with inset cast iron wood burner. Timber mantle shelf.

UTILITY with space for w/m & tumble dryer/wood worktop over.

Timber stairs with rope handrail leading to

FIRST FLOOR LANDING

MASTER BEDROOM with 2 double built-in wardrobes and airing cupboard housing cylinder

EN-SUITE SHOWER ROOM with white suite comprising shower cubicle with Aqualisa shower, wc and basin with vanity unit under. Tiled floor. Stainless steel towel radiator.

FAMILY BATHROOM with shower over double ended bath, WC, wash hand basin

BEDROOM 2: two double fitted wardrobes, exposed floorboards

BEDROOM 3: two double fitted wardrobes

BEDROOM 4: Door to second floor staircase

BEDROOM 5: Velux windows, large eaves storage.

OUTSIDE

FRONT GARDEN with low brick retaining wall, selection of shrubs and hedging and apple tree. Side gate to rear.

GRAVEL DRIVEWAY with parking for two cars.

REAR GARDEN with large timber garden shed, attractive circular brick patio. Mainly laid to lawn with Pergola with grape vine. Well screened with mature hedging. Lovely sunny Southerly aspect

Local Authority: Royal Borough of Windsor and Maidenhead Telephone 01628 798888.

DIRECTIONS: *From our office in Lower Road proceed towards Cookham Dean, Lower Road then becomes Dean Lane. Continue along Dean Lane where Kings Lane is a turning on your left, and the subject property will be found after a short distance on the left hand side.*

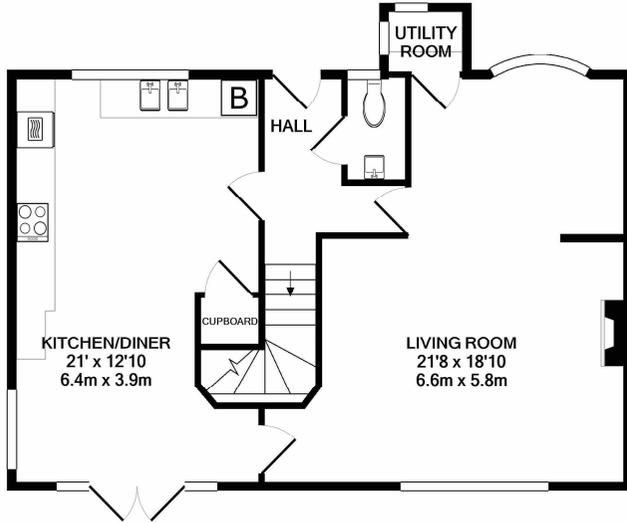
Viewing by appointment with our **Cookham** office:

PIKE SMITH & KEMP

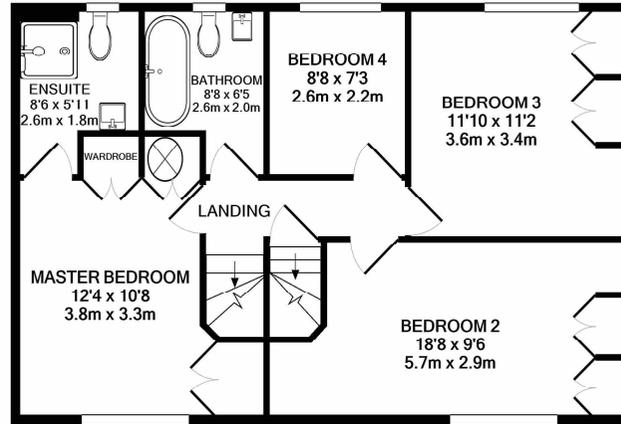
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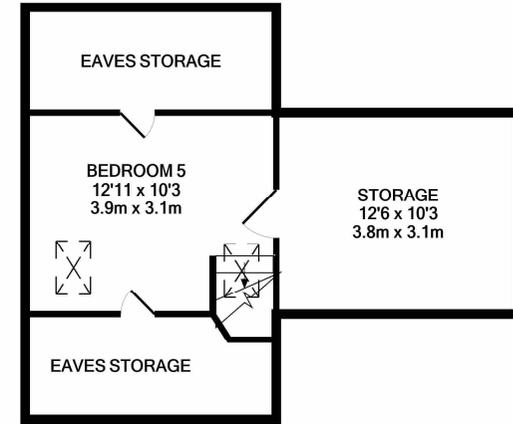
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GROUND FLOOR
APPROX. FLOOR
AREA 682 SQ.FT.
(63.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 664 SQ.FT.
(61.7 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 399 SQ.FT.
(37.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1745 SQ.FT. (162.1 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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