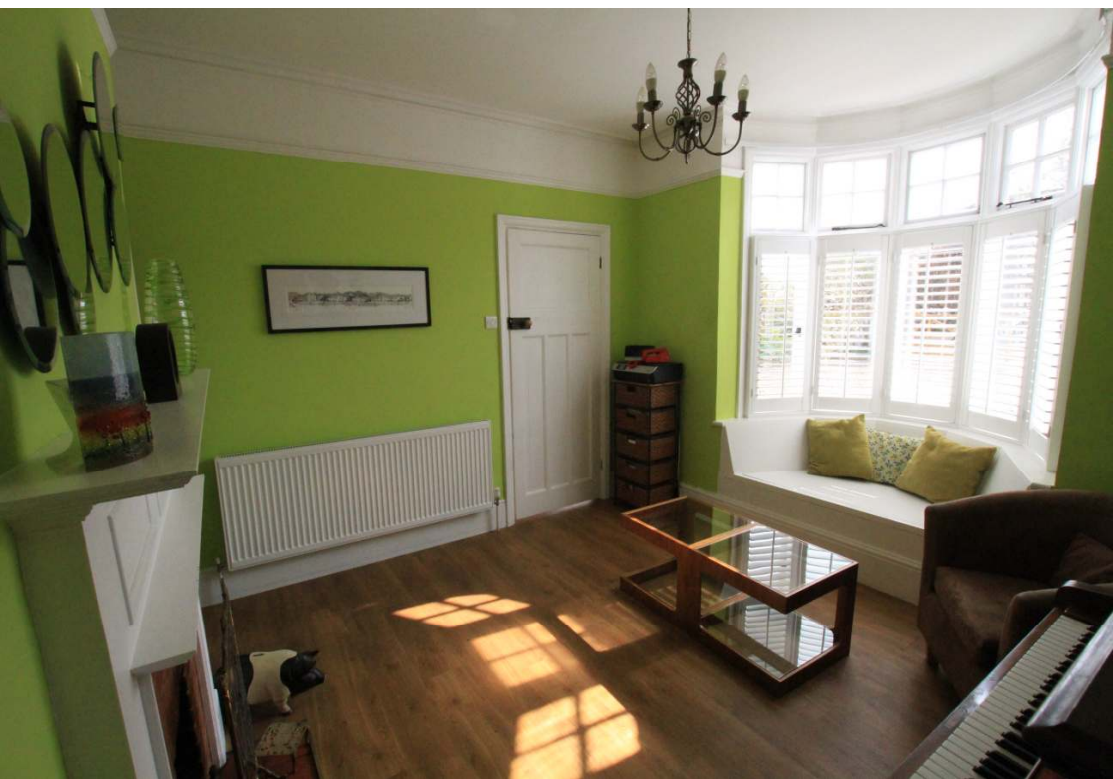


West Morlands House, Cookham



West Morlands House

■ AUCTIONEERS ■
SURVEYORS ■ PIKE SMITH KEMP ■ VALUERS ■
ESTATE AGENTS ■



‘West Morlands House’

High Road, Cookham, Berkshire SL6 9JT

A quite exceptional family home, being the perfect mix of handsome Edwardian period charm and spacious well proportioned accommodation, benefitting from delightful gardens with glorious views over open farmland and Cliveden in the distance. Originally built in 1910 and recently the subject of sympathetic and stylish updating by the present owner, the property has considerable charm with numerous period features, such as deep skirting boards, picture rails, corbelled arch details and several stunning fireplaces. A new Gas combi boiler was installed recently providing Central Heating and hot water.

The ‘light & airy’ accommodation is spacious with a large triple aspect kitchen/breakfast room with walk-in bay plus French doors leading to a covered terrace. The family room provides a period fireplace and lovely curved bay window with window seat. The delightful drawing room again features a lovely bay window, with period ‘arts & crafts’ style fireplace with recessed arched alcoves either side with feature lighting and an inset wood burning stove. Double doors lead to a triple aspect dining room perfect for entertaining. All three reception rooms have bespoke plantation shutters. The large kitchen is an undoubted feature of the property which has been refitted with cream shaker units including built-in dishwasher and impressive Smeg range oven with matching extractor canopy hood over.

Now the hub of the home the kitchen boasts a lovely bay window to the side with beautiful views of Cliveden, ample space for a large breakfast table, double French doors lead to the terrace and garden beyond. There is a downstairs loo, useful utility room and storage/boot room. Stairs lead up to the lovely landing with large picture window framing beautiful views over farmland and towards Cliveden. There are four spacious double bedrooms, the large Master bedroom having it’s own stylishly refitted en-suite bathroom. Further scope exists by means of possible conversion of the substantial loft space, subject to planning. Outside the gravel driveway has private gates and space for 4/5 cars, whilst to the rear the garden is delightfully landscaped. The gardens afford a high degree of privacy and are abundantly stocked with established plants and an area of lawn, stylish slate patio to the immediate rear of the house including a large covered terrace, with sunny paved patio at the bottom of the garden and a very useful large shed featuring light and power (possible home office/studio).

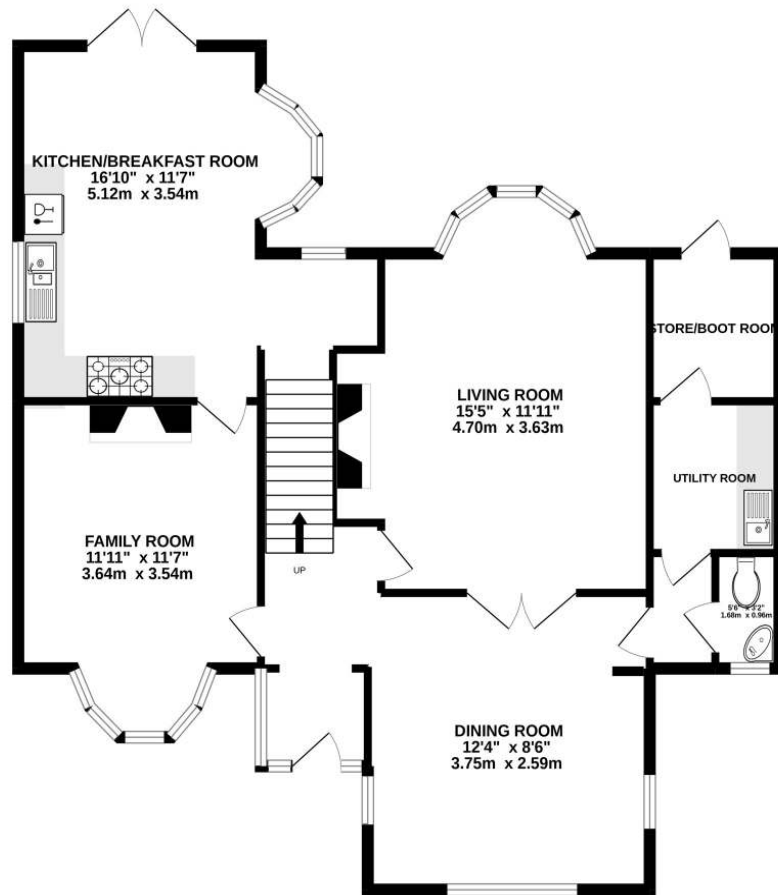
West Morlands House is ideally located, being within walking distance of all local amenities including shops, local cafes, doctor’s surgery and branch-line train station affording a service to London Paddington (with Crossrail expected by the end of 2022). Importantly the property is within catchment for two highly sought after Primary schools—namely Cookham Rise and Cookham Dean Primary school. There are delightful walks up to Cookham Dean from the cricket club, just a stone’s throw away. The picturesque riverside Cookham Village with it’s wealth of gastro Pubs and restaurants is also within walking distance. The M40, M4 & M25 are easily accessible, providing a fast route to Heathrow airport. Viewing highly recommended.

EPC rating: E

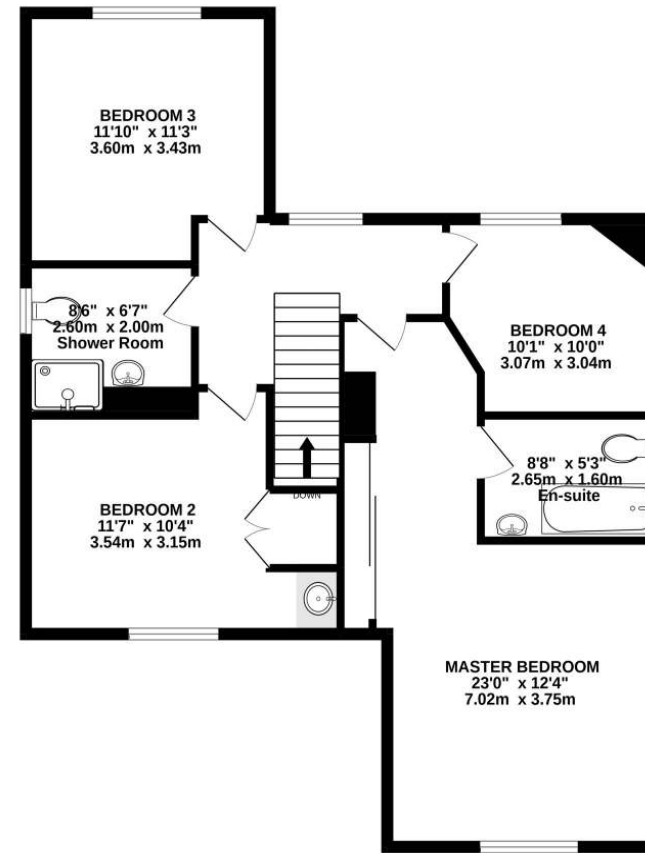
GUIDE PRICE: £1,500,000 FREEHOLD



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1746sq.ft. (162.2 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.
Made with Metropix ©2022









Directions: From our Cookham offices, turn right onto Lower Road. Take the third turning on the left into Halldore Hill. At the junction at the top, turn right onto High Road. 'West Morlands House' will be found a short distance along on the right hand side.



PIKE SMITH & KEMP
 Lower Road, Cookham
 Berkshire, SL6 9EH
alisonparry@pikesmithkemp.co.uk
cookham@pikesmithkemp.co.uk
 01628 532010
www.pskweb.co.uk

