

‘CHAPMANS ORCHARD’
COOKHAM DEAN



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**‘CHAPMANS ORCHARD’
WINTER HILL ROAD, COOKHAM DEAN, BERKSHIRE SL6 9TT**

A detached split-level property offering spacious and flexible accommodation throughout, surrounded by mature gardens, a lovely feature of the property. Cookham Dean is a highly regarded rural village surrounded by National Trust land, it has a historic Village Church and a selection of pubs/restaurants to offer, Cookham Village and Cookham Rise are in close proximity providing shopping and amenities including a library, Medical Centre and branch line station serving Paddington & Central/East London via Crossrail (2019).
The riverside town of Marlow and the M4, M40 and M25 motorways are all easily accessible.

**GROUND FLOOR: KITCHEN/DINING ROOM/SITTING ROOM
CONSERVATORY : FAMILY ROOM : BEDROOM FIVE/STUDY
FAMILY BATHROOM : DOUBLE BEDROOM TWO
GUEST SUITE OF BEDROOM AND ENSUITE SHOWER ROOM**

**FIRST FLOOR: MEZZANINE ROOM
MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
BEDROOM FOUR/NURSERY/DRESSING ROOM**

**GAS CENTRAL HEATING THROUGHOUT : DOUBLE GLAZING
ADJOINING DOUBLE GARAGE : DRIVEWAY WITH PARKING
LARGE ATTRACTIVE GARDEN WITH KITCHEN GARDEN**

GUIDE PRICE: £1,250,000 FREEHOLD



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The property is approached through a five bar gate onto a tarmac drive, leading to a garage, parking for three cars. A small circular paved area, with trees and flower borders leads to and encircles the glazed front door with large window beside. The accommodation comprises of:

GROUND FLOOR

ENTRANCE HALL: Stairway to first floor, large window, large cupboard with hanging rail.

UTILITY ROOM: Terracotta tile splash backs, single bowl sink, base/eye level/tall cupboard with Shaker style doors, Potterton boiler, zoned heating control, plumbing for washing machine, water softener, door to garage, and door to rear garden.

KITCHEN/BREAKFAST ROOM: Bespoke designed by ‘Matt Podesta Kitchens’ complete with a comprehensive range of solid oak base and eye level storage units, limestone work surfaces, built in Neff single oven plus combination microwave oven and warming drawer, five ring hob and extractor over, inset 1½ bowl sink with mixer tap and drainage board, integrated fridge freezer, integrated dishwasher, vinyl flooring, space for table and chairs, French doors to garden.

OPEN PLAN SITTING/DINING ROOM: double height with feature vaulted beamed ceiling, beech flooring, sliding patio doors to garden, wood burning stove, glass doors into:

TV ROOM/SNUG: Beech floor, TV point, opening to:

CONSERVATORY: Glass gable roof, beech floor, radiator, lighting, glass double doors to garden.

STUDY/BEDROOM: Telephone point.

FAMILY BATHROOM: Wood panelled enclosed bath with matching vanity unit with inset basin, low level W.C., airing cupboard housing hot water cylinder, shower over bath, heated towel rail.

BEDROOM: Double bedroom, large built in cupboard.

GUEST BEDROOM SUITE: Double bedroom with very large walk in storage cupboard, double aspect, TV point.

EN-SUITE: Recently refitted, walls tiled to half height, stone flooring, low level wc., basin set into counter top, shower enclosure with shower, heated towel rail.

FIRST FLOOR

Stairs to small landing with very large storage cupboard.

MEZZANINE: Currently used as a music room, over looking living room, velux window.

MASTER BEDROOM SUITE: A spacious room set into the eaves, telephone point, large wardrobes.

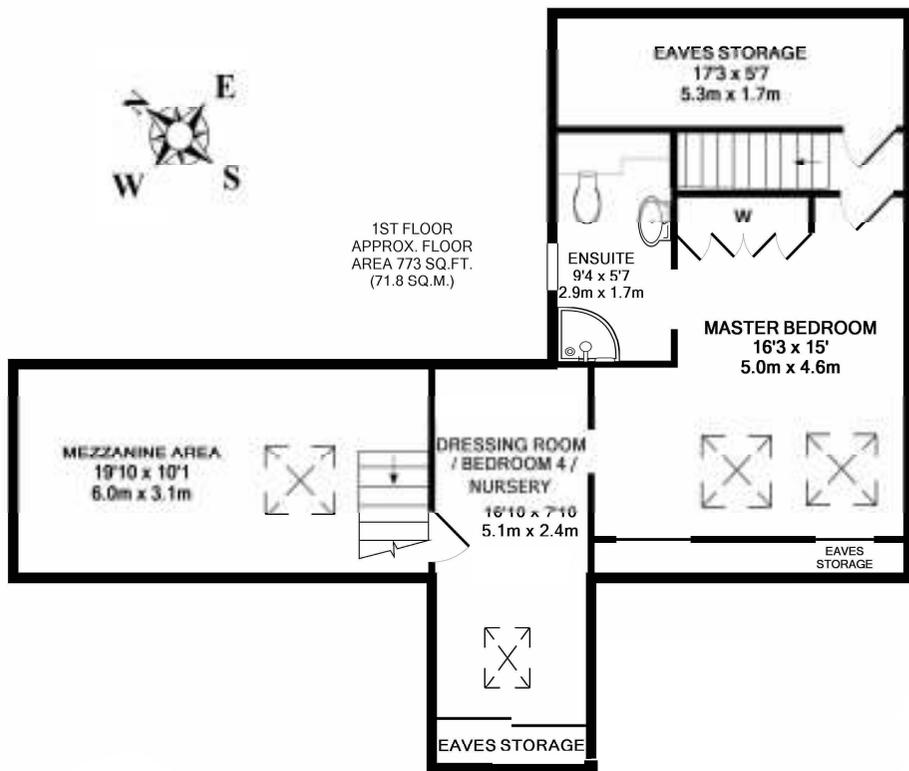
ENSUITE: shower enclosure with power shower, basin inset into vanity unit with drawer and cupboard below, low level wc., fully tiled walls, laminate floor, heated towel rail.

BEDROOM/NURSERY/STUDY: Currently used as a sewing room, velux window, storage cupboard housing water tank.

OUTSIDE

To the side of the property there is an adjoining **GARAGE** with light, power, and telephone point, and with an up and over wooden door and a pedestrian door allowing access to the utility room.

The property benefits from a superb **GARDEN** which can be accessed via a pathway which encircles the house. The garden enjoys a great level of seclusion due to the mature trees, hedging and shrub borders. There is a kitchen garden with soft fruit bushes adjacent to the kitchen door, with raised beds and gravel walkways. There is a small lawned area to the rear and large lawned area to the front and side of the property. A spacious south/west terrace area outside the conservatory and living room patio doors provides an ideal space for table and chairs/entertaining area. There are ample external power sockets, and a Timber ‘Wendy House’.



TOTAL APPROX. FLOOR AREA 2679 SQ.FT. (248.9 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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Energy Efficiency Rating

Very energy efficient - lower running costs

Rating	Current	Potential
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		







