

MIDCROFT COOKHAM DEAN

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‘MIDCROFT’, GRUBWOOD LANE, COOKHAM DEAN, SL6 9UD

“Midcroft” is a handsome immaculately presented detached house, featuring brick and rendered elevations, having been recently completely refurbished by the current owners to provide a spacious family home. The property now benefits from low maintenance, new sealed unit double glazed windows, a new gas fired central heating system to radiators and sophisticated ‘lightwave’ mood lighting system. A superb new garden studio/home office/gym is also included. Picturesque and highly sought after Cookham Dean is a thriving rural village surrounded by National Trust land, a real hidden gem. It has an historic Village Church, a selection of award winning gastro pubs/restaurants, and an excellent church & Primary School. Cookham train station provides an excellent service to London Paddington and the newly opened Elizabeth line brings the City within easy reach. The pretty riverside town of Marlow and the M4, M40 and M25 motorways, together with Heathrow Airport are all readily accessible.

**RECENTLY RENOVATED TO A HIGH STANDARD
STRIKING REFITTED KITCHEN/BREAKFAST ROOM
DUAL ASPECT DRAWING ROOM WITH FEATURE FIREPLACE
DINING ROOM/PLAY ROOM : LARGE STUDY : CLOAKROOM : UTILITY ROOM
4 DOUBLE BEDROOMS
MASTER SUITE COMPRISING OF BEDROOM WITH WALK-IN WARDROBE,
DRESSING/SITTING ROOM & LUXURIOUS LARGE EN-SUITE BATHROOM
FAMILY BATHROOM AND SEPARATE GUEST SHOWER ROOM
LOVELY RURAL VIEWS OVER FARMLAND TO THE FRONT
PRIVATE, LEVEL, REAR GARDEN WITH ATTRACTIVE PATIO FEATURE
SUPERB GARDEN STUDIO/GYM/HOME OFFICE : DRIVEWAY PARKING FOR 4 CARS :**

EPC : C COUNCIL TAX BAND : G

PRICE: £1,595,000 FREEHOLD



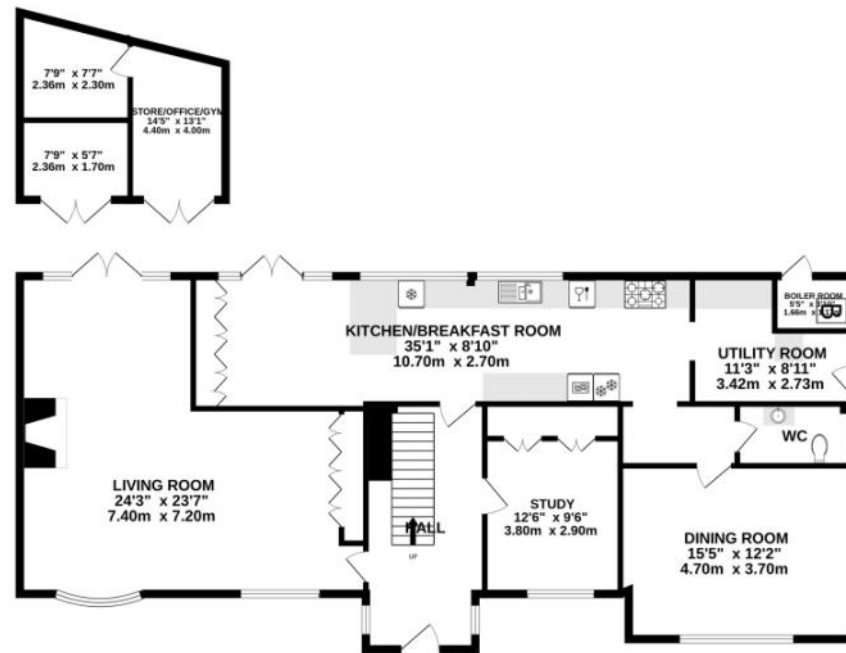
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GROUND FLOOR
1519 sq.ft. (141.1 sq.m.) approx.



1ST FLOOR
1215 sq.ft. (112.9 sq.m.) approx.



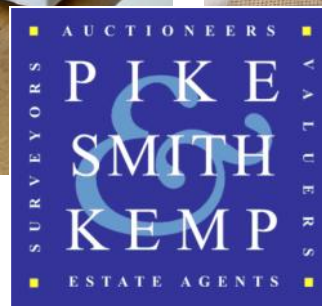
TOTAL FLOOR AREA : 2734 sq.ft. (254.0 sq.m.) approx.

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.
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DIRECTIONS: From the Cookham office of Pike, Smith & Kemp proceed along Lower Road towards Cookham Dean. The road will change name to Dean Lane. Continue along Dean Lane and proceed up the hill, passing Herries School on the right hand side. At the top of the hill turn left into Grubwood Lane, whereupon 'Midcroft' will be found a short distance along on the right hand side.

PLEASE NOTE: All mains services are connected (i.e. Water, Electricity & Gas), with the exception of mains drainage. Drainage at this property is to a septic tank. This is very commonplace in semi-rural areas such as Cookham Dean. In simple terms the waste drains to an underground tank. The solid matter sinks to the bottom and the water content is filtered into the ground, often to a soakaway (a large underground hole filled with e.g. shingle to aid filtration into the earth). A septic tank will typically need emptying every one to five years, depending on usage – costing around £200. This is a simple process and there are many Contractors locally – using a lorry and tube to take the waste away.







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