



**5 Sutton Close  
COOKHAM VILLAGE**







## **5 Sutton Close Cookham SL6 9QU**

A beautifully presented contemporary five bedroom detached house, recently extended and refurbished to a very high specification. This property also benefits from a superb open-plan kitchen/living area, driveway parking, a garage and is situated in a convenient location a few minutes walk from Cookham's local amenities including the village High Street, Cookham Station serving Paddington & Central/East London via Crossrail (2021), 'Ofsted Excellent' Holy Trinity Primary School, Medical Centre and local shops. Both the M4 and M40 are easily accessible with links to the M25 and London Heathrow. Beautiful river and rural walks on the doorstep.

**ENTRANCE HALL : CLOAKROOM : SITTING ROOM  
FITTED KITCHEN/LIVING ROOM & DINING AREA  
UTILITY ROOM: OFFICE/STUDY  
MASTER BEDROOM WITH EN SUITE BATHROOM :  
FOUR FURTHER BEDROOMS : FAMILY BATHROOM :  
DOUBLE GLAZING : GROUND FLOOR UNDERFLOOR HEATING  
SPACIOUS PRIVATE REAR GARDEN WITH LARGE TERRACES :  
DRIVEWAY PARKING FOR MULTIPLE VEHICLES : GARAGE**

**EPC rating : C**

**Price: £1,450,000 Freehold**



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# 5 Sutton Close, Cookham, SL6 9QU

## GROUND FLOOR

Entrance hallway with wooden flooring, leading to **cloakroom** comprising of WC & wash basin.

**Sitting Room**– Working fireplace with wood burner and double glazed front aspect windows.

**Open Plan Kitchen/Diner & Orangery**– Hand made bespoke kitchen with granite work surfaces, a 6 hob Rangemaster over double oven, Fisher & Paykell American style fridge freezer, a range of base & eye level cupboards. A large central island provides further storage, built in dish washer and a breakfast bar with built in lights. Rear aspect French doors leading to garden. Lanterns make for a light open plan living area.

Working fireplace, space for dining table and chairs, and orangery with rear aspect double glazed windows and bi-fold doors to the garden.

**Family Room/Study**- with double glazed windows and bi-fold doors leading to rear garden.

**Utility Room**- Sink, a range of cupboards, boiler, space for washing machine and a dryer, side aspect door with double glazed window.

**Garage**– Electrically operated door with remote control.



## FIRST FLOOR

Landing with carpet flooring throughout with doors to Main Bedroom with en-suite bathroom, four further double bedrooms, bedroom 5 is currently arranged as a bespoke fully fitted dressing room, and family bathroom with tiled flooring and walls, shower over bath, back lit mirror with de-mister, heated towel rail, WC and wash basin.

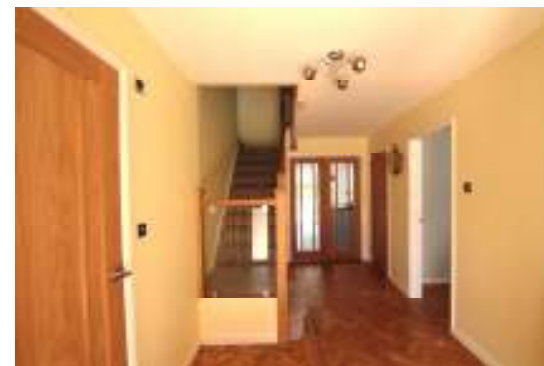
**Main Bedroom**– Rear aspect stunning double height double glazed windows, Juliette balcony over looking rear garden.

**En-suite**- Lusso freestanding bath, back lit mirror with de-mister, “His & Hers” wash basins, shower, heated towel rail and WC.

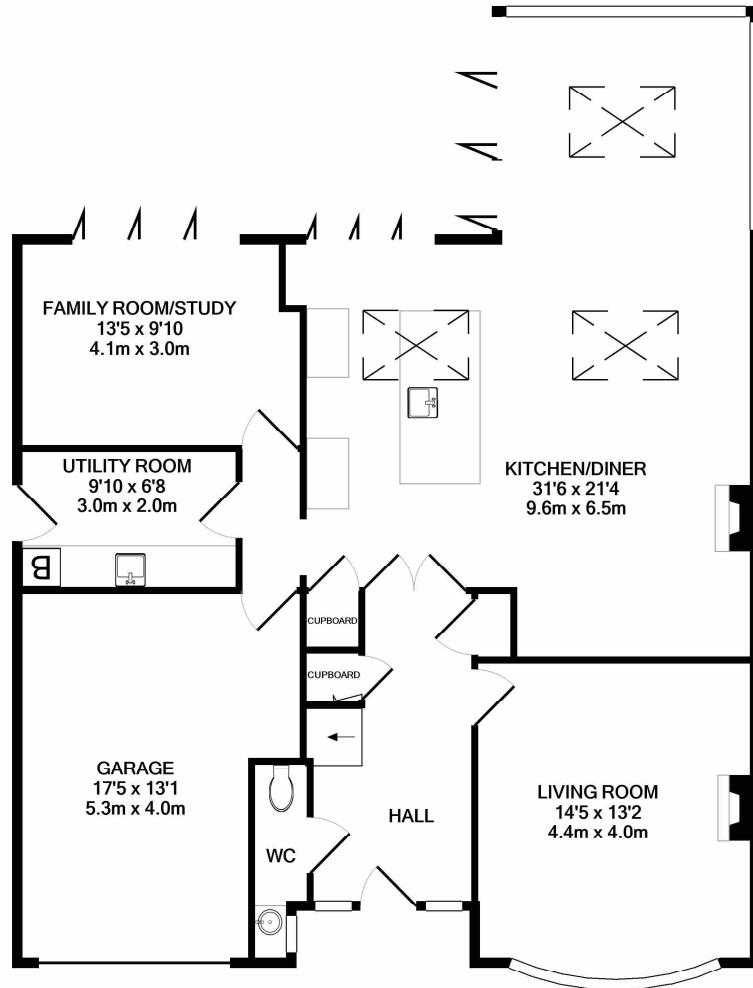
## OUTSIDE

**Front Garden**- Gravel driveway with space for multiple vehicles, grass lawn, gated side access leading to the rear garden.

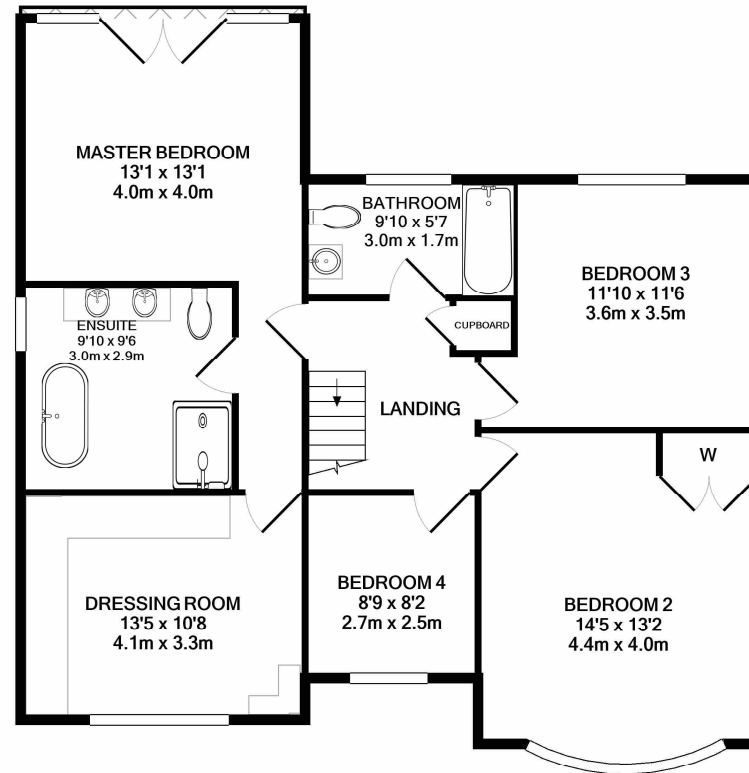
**Rear Garden**– Landscaped garden with large terraces, lawn & mature shrub borders & trees, large shed.



Floor plan



GROUND FLOOR  
APPROX. FLOOR  
AREA 1297 SQ.FT.  
(120.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 992 SQ.FT.  
(92.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 2289 SQ.FT. (212.6 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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