



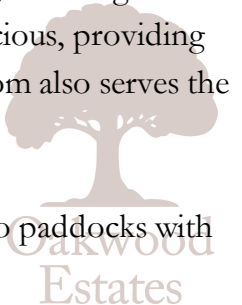
Nestled in the picturesque village of Cookham, this tastefully finished four-bedroom detached house offers a perfect blend of elegance, comfort, and modern living. With its charming landscaped garden and scope for expansion (STPP) this property is ideal for those seeking a serene yet convenient lifestyle in one of Berkshire's most desirable locations.



Upon entering this stunning home, you are greeted by a spacious and welcoming entrance hall that sets the tone for the rest of the house. The ground floor features a generously sized living room, bathed in natural light from large windows, creating a warm and inviting atmosphere. The heart of the home is the recently fitted kitchen/breakfast room with its sleek countertops and ample storage which overlooks the rear garden, there is also a separate dining room which is perfect for family meals and entertaining guests. There is also a utility room and shower room on the ground floor.







The property offers four well-proportioned bedrooms. The master bedroom is a true retreat, featuring double aspect views and plenty of wardrobe space. The additional three bedrooms are equally spacious, providing flexibility for family living, home offices, or guest accommodation. A modern family bathroom also serves the upper floor.

One of the highlights of this property is the beautifully landscaped garden which backs onto paddocks with Cookham Moor beyond.



-  IDYLIC VILLAGE LOCATION
-  POTENTIAL TO EXTEND (STPP)
-  LOVELY LANDSCAPED GARDENS
-  KITCHEN/BREAKFAST ROOM
-  DRIVEWAY PARKING FOR NUMEROUS VEHICLES

-  FOUR BEDROOM DETACHED FAMILY HOME
-  WALKING DISTANCE OF VILLAGE AND TRAIN STATION
-  TWO RECEPTION ROOMS
-  TWO BATH/SHOWER ROOMS

					
x4	x2	x2	x5	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Terrys Lane Locksley
 Approximate Floor Area
 1613.18 Square feet 149.87 Square metres (Excluding Garage & Eaves)
 Garage Area 143.92 Square feet 13.37 Square metres
 Total Area 1757.10 Square feet 163.24 Square metres (Including Garage)



Illustrations are for identification purposes only, measurements are approximate, not to scale

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

Outside

One of the highlights of this property is the beautifully landscaped garden which backs onto paddocks with Cookham Moor beyond. This private outdoor space is meticulously maintained, featuring a lush lawn, vibrant flower beds, and a lovely Indian Sandstone patio area, ideal for alfresco dining and summer gatherings. The garden offers a tranquil retreat where you can relax and enjoy the natural beauty that surrounds you. To the front the property benefits from a large recently laid gravel driveway which provides ample parking and access to the garage.

Schools And Leisure

The region is well served for sporting facilities including boating and sailing on the River Thames and at nearby Henley; horse racing at Ascot and Windsor; and golf at Winter Hill Cookham, Maidenhead, Marlow, Temple, Harleyford and Henley golf clubs. The area is renowned for its wide range of schooling, both state and independent.

Location And Amenities

Cookham station is a short stroll from the front door, perfect for an easy commute whilst idyllic countryside and lovely long walks can be found nearby with the River Thames just a short walk away. Along with the station, Cookham village boasts supermarkets, local independent stores including a great butcher and wine merchants, coffee shops, and fabulous gastropubs and boutique restaurants a real draw for visitors and locals alike. The fantastic amenities and shopping of Marlow & Maidenhead are both within 3.5 miles whilst the M40 and M4 are both accessible within 5 miles. Mainline train services to Marylebone and Paddington are also within easy reach, with Crossrail serving the City and East London.

Council Tax
 Band G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	