

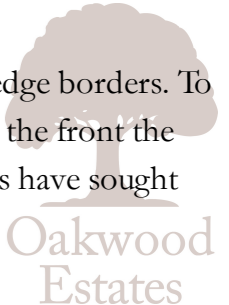


Nestled in the picturesque village of Cookham, this delightful two-bedroom terraced cottage offers a rare opportunity to own a piece of local history. Originally built as a workers' cottage for the prestigious Cliveden Estate, this characterful home blends period charm with modern comforts, creating a warm and inviting atmosphere. No onward chain and potential for extension (subject to all consents).

This attractive two bedroom period terraced property is located in this popular and well respected residential area, all within a 20 minute walk of Cookham train station, making it an ideal home for young families and professionals alike.

The ground floor comprises a generous sitting room filled with natural light, providing the perfect atmosphere for relaxation and entertainment. This leads to the dining area creating a perfect setting for family meals and social gatherings, and the kitchen with a door to outside. A downstairs bathroom completes the ground floor accommodation. Upstairs, the property offers two good sized double bedrooms.

The large westerly facing rear garden is a true delight and features level lawn bounded by hedge borders. To the rear of the garden lies the single garage with hard standing and off street parking. To the front the property is approached via a pretty front garden, please note that some nearby properties have sought consent and turned the front garden into a driveway.



## Property Information

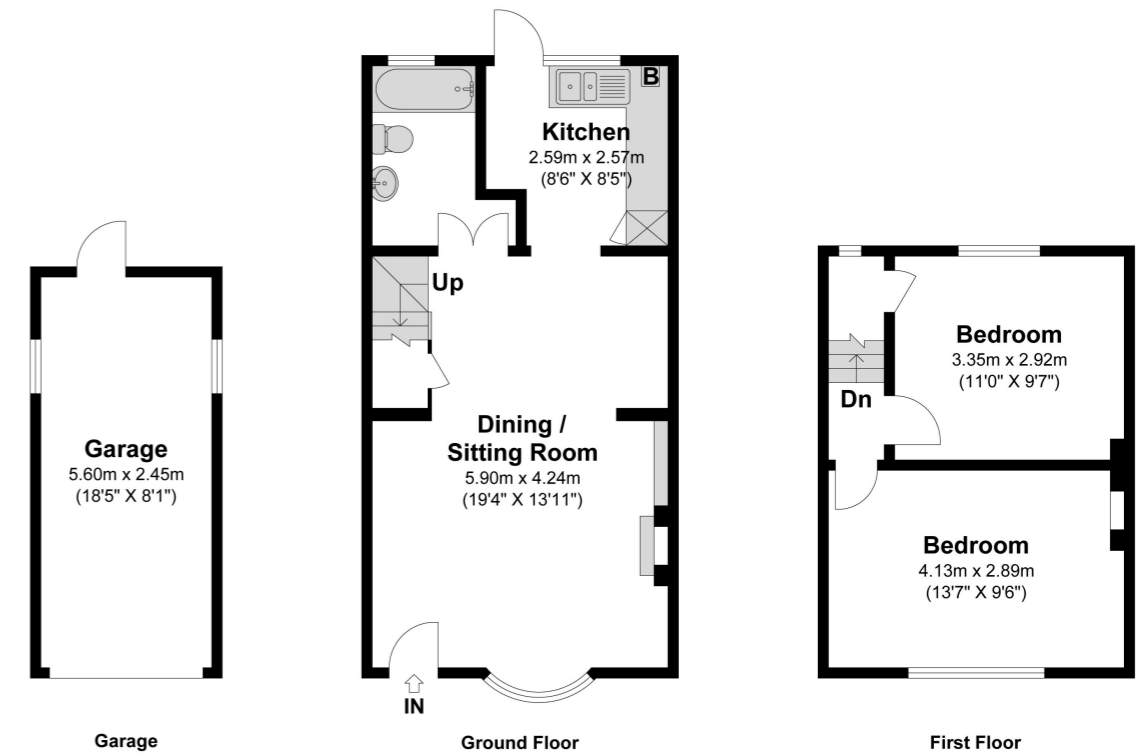
-  NO ONWARD CHAIN
-  KITCHEN
-  TWO DOUBLE BEDROOMS
-  OFF STREET PARKING
-  WALKING DISTANCE OF VILLAGE AND TRAIN STATION
-  LIVING/DINING ROOM
-  DOWNSTAIRS BATHROOM
-  LEVEL GARDEN
-  GARAGE
-  EPC - D

					
x2	x1	x1	x2	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Floor Plan



**Sutton Road**  
 Approximate Floor Area  
 667.14 Square feet 61.98 Square metres (Excluding Garage)  
 Garage Area 147.68 Square feet 13.72 Square metres  
 Total Area 814.82 Square feet 75.70 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.

### Location

Cookham station is a 20 minute walk 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 0.5 miles away. Along with the station, Cookham village boasts supermarkets, local doctors surgery, 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.

### Outside

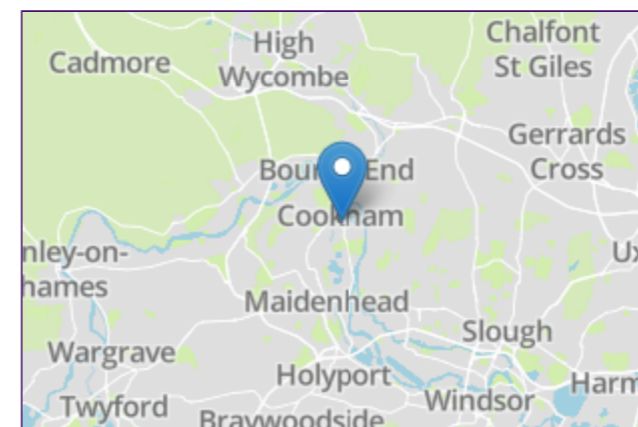
The good sized westerly facing rear garden is a true delight and features level lawn bounded by hedge borders. To the rear of the garden lies the single garage with hard standing and off street parking for 2 cars. To the front the property is approached via a pretty front garden, please note that some nearby properties have sought consent and turned the front garden into driveways.

### 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, and local schools include Herries in Cookham Dean, Cookham Dean Primary School, St. Piran's and Claires Court in Maidenhead and Sir William Borlase Grammar in Marlow.

### Council Tax

Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	