

This three/four double bedroom semi-detached family home is situated in an extremely convenient location within two minute's walk of Cookham Station (Queen Elizabeth Line via Maidenhead) and the centre of Cookham Rise with its range of amenities. The property is offered to the market as immaculately presented and was built in 2016 by bespoke developer 'Kingswear Ltd'. The house offers flexible and spacious living accommodation with the potential to extend further onto the side and/or rear (STP).

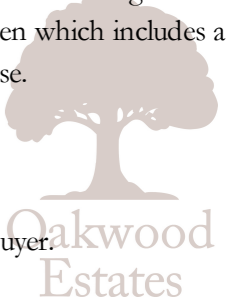
The ground floor features an 18ft bay-fronted sitting room with wood flooring and a log burner; a 13ft luxurious bespoke fitted study/bedroom four; a stunning 19ft granite fitted kitchen/diner with underfloor heating and bi-fold doors onto the rear garden; a utility room; a downstairs cloakroom and large entrance hall with recently laid Herringbone Flooring.

To the first floor there are three double-sized bedrooms with the master bedroom benefiting from an ensuite shower room and dressing room. There is also a three piece family bathroom with a large bath tub. The landing provides access to the loft (with ladder).

Externally, the south-facing rear garden has been landscaped and includes a large patio area ideal for summer dining. The garden is mainly laid to lawn and incorporates a timber shed (6ftx4ft) to the rear. There is also a side garden which includes a bespoke fitted bench with a log storage beneath and gated access to the front of the house.

The driveway is generous with parking for up to three cars and a picket fence.

This property is an excellent family purchase and would be ideally suited to the discerning buyer.



# Property Information

-  THREE/FOUR DOUBLE BEDROOM SEMI-DETACHED FAMILY HOME
-  POTENTIAL TO EXTEND ONTO SIDE/REAR (STP)
-  18FT SITTING ROOM WITH LOG BURNER
-  13FT BESPOKE FITTED STUDY/BEDROOM
-  PARKING FOR 3 CARS
-  SUPERBLY PRESENTED THROUGHOUT
-  2 MINUTES WALK TO COOKHAM STATION
-  19FT GRANITE FITTED KITCHEN/DINER WITH UNDERFLOOR HEATING
-  MASTER BEDROOM WITH DRESSING ROOM/ENSUITE
-  SOUTH-FACING LANDSCAPED GARDEN

					
x4	x2	x2	x3	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

### External

The south-facing rear garden has been landscaped and includes a large patio area ideal for summer dining/social gatherings. The garden is mainly laid to lawn and incorporates a timber shed (6ftx4ft) to the rear. There is also a side garden which includes a bespoke fitted bench with a log storage beneath and gated access to the front of the house.

The driveway is generous with parking for up to three cars and a picket fence.

### Adaptions

- The study/office has been bespoke fitted to a high specification and could be utilised as a fourth bedroom if necessary
- The sitting room and master bedrooms have been fitted with plantation shutters
- Light fittings from 'The White Company' included within sitting room, principal bedroom, staircase and landing
- Herringbone Flooring stretches across the entrance hall, study, downstairs cloakroom and utility room
- The kitchen includes a newly installed fridge/freezer (February 2024) as well as fitted Siemens appliances.
- Bedroom Two includes a recently bespoke fitted 'floor to ceiling' wardrobe
- Bespoke fitted garden bench with log storage beneath

### Transport Links

Nearest stations:  
 Cookham (0.1 mi)  
 Bourne End (1.5 mi)  
 Furze Platt (1.7 mi)

It is conveniently located for the M40 (Junction 4), the M4 (Junction 8/9) which provides access to Heathrow Airport and the M25 which in turn provides access to the M3. Rail connections to Central London are available from Cookham Rise (via Maidenhead).

### Location

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.

### Additional Information

UNDER THE ESTATE AGENTS ACT OF 1979 WE ARE REQUIRED TO INFORM YOU THAT A DIRECTOR OF OAKWOOD ESTATES HAS A PERSONAL CONNECTION WITH THE PROPERTY KNOWN AS 'LANSDOWNNE'

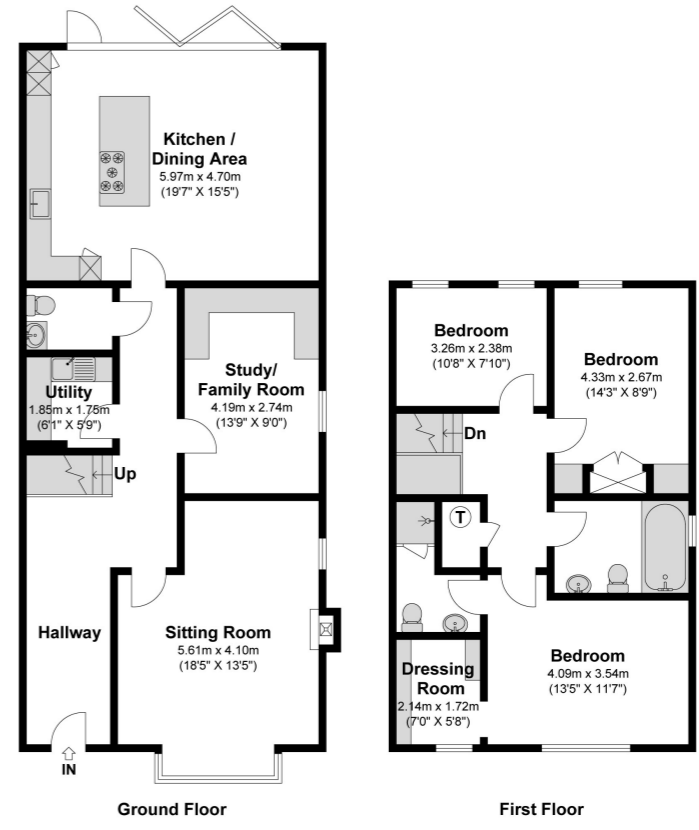
### Council Tax

Band E

# Floor Plan



**Lower Road**  
 Approximate Floor Area  
 1523.41 Square feet 141.53 Square metres.



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		80	88
England, Scotland & Wales			
EU Directive 2002/91/EC			