

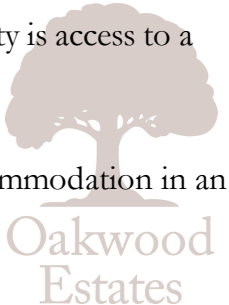



Situated in a popular Cookham location is a versatile, extended five/six bedroom family home which comes to the market in excellent condition throughout. To the ground floor is a welcoming hallway, a study, a good sized utility room with double sink, a relaxed reception room and a downstairs wc. To the rear and enjoying the full width of the property is a stunning "hub of home" family space featuring a contemporary kitchen with ample storage and built in appliances, a casual seating area as well as space for formal dining.

To the first floor is a large main bedroom with built in storage, whilst the adjacent bedroom which is currently a dressing room could easily be converted into an en suite bathroom to the main bedroom. Additionally, there are three further double bedrooms serviced by two modern, well-appointed family bathrooms. A bonus bedroom is found in the converted loft providing further accommodation, there is also a large storage area which hosts the electrical services and sound system.

Via the bi fold doors on the ground floor, is a decked seating area, good sized lawn and a number of wooden outbuildings which could be used for storage or a home office. To the front of the property is access to a storage space and driveway parking for two cars.

This energy efficient property has been skillfully designed to provide substantial, stylish accommodation in an enviable residential location



-  FIVE/SIX BEDROOMS
-  SOLAR PANELS
-  BONUS LOFT ROOM
-  EPC - A RATING
-  TWO BATHROOMS
-  DRIVEWAY PARKING
-  PRIVATE GARDEN
-  CLOSE TO COOKHAM VILLAGE

| | | | | | |
|--|---|---|---|---|---|
|  |  |  |  |  |  |
| x5 | x2 | x2 | x2 | Y | N |
| Bedrooms | Reception Rooms | Bathrooms | Parking Spaces | Garden | Garage |

Location

Cookham station is a short ten 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 1.5 miles away. Alfred Major Park is just a three minute walk, ideal for children and dog lovers. 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.

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 E



Broomhill
 Approximate Floor Area = 186.88 Square meters / 2011.55 Square feet
 Storage Area = 3.46 Square meters / 37.24 Square feet
 Total Area = 190.34 Square meters / 2048.79 Square feet

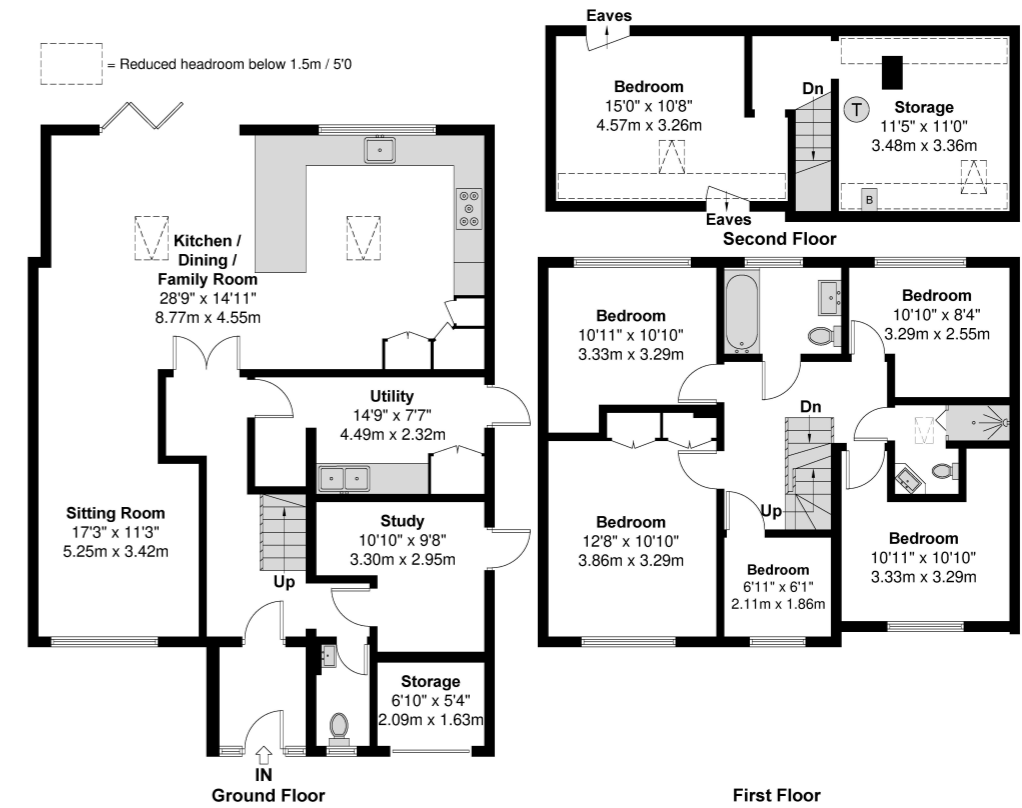


Illustration for identification purposes only, measurements are approximate, not to scale.

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 | 92 | 93 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |