



A striking residence with outstanding views

Mandalay, Bradcutts Lane, Cookham Dean, Berkshire, SL6 9AA

Guide Price £5,000,000 Freehold



Outstanding country house with views and land

- Expansive views over the surrounding countryside
- Situated in seven acres of secluded private grounds

Spacious and well planned accommodation • Perfect blend of semi-rural position and commuter convenience

Spacious country house with pool and tennis court set in a commanding position, with outstanding views over its own private parkland of about 7 acres and the surrounding countryside.

Directions

At the bottom of Marlow's High Street (at the suspension bridge) head away from the town over the river Thames, turning left onto Quarry Wood Road and continue for 1.3 miles up and over Winter Hill, the lane becoming Dean lane. After summiting Winter Hill continue past Herries Prep School for about a mile, turning left onto Bradcutts Lane, where the property will be on the right-hand side towards the top of the lane.

Situation

The villages of Cookham Dean, Cookham Rise and Cookham, each enjoy a semi-rural setting within easy reach of the motorway network and a fast rail access to London. Cookham Rise, about 0.7 miles away from the home, provides a good range of local shops and facilities together with a railway station providing a frequent connecting service to Maidenhead with its Crossrail/Elizabeth Line going to London, the West End and the City.

Cookham is one of the area's most coveted locations with countless public footpaths and

bridleways through National Trust land. The rural village feel belies its superb convenience, with fast trains accessible from Maidenhead providing a sub-20 minute commute to London's West End. The road network is equally strong with the M4 and M40 motorways within easy reach, providing alternative routes into town. Heathrow (terminal 5) via the M4 is only 16 miles away, being less than about a 30 minute drive on a clear run.

The nearby town of Marlow offers an eclectic mix of local independent and national retailers with numerous bars, cafes and restaurants around the town suitable for any occasion. The wider area opens out to yet more glorious rolling countryside and a designated Area of Outstanding Natural Beauty.

There is excellent walking within the Thames Valley and Chiltern countryside, boating on the River Thames and golf at various local courses, including Winter Hill and Temple. Ascot and Windsor racecourses are also within easy reach.

Schools, both state and private, are well catered for the in the area. Options in the area include Sir William Borlase's Grammar School, Wycombe Abbey, Caldicot Preparatory School and some excellent schools in the further area including Eton and Harrow.





Description

This most elegant detached property is well situated in a prominent setting within its own grounds of about seven acres, with the distinct feeling of a small country estate. The property was designed and built by the current owner in 1990 and is of a classical design, with a handsome and pleasingly symmetrical double-fronted façade with a wing to either side housing extensive garaging. With its pedimented elevations and sash windows it has a timeless appearance and character. The vendors designed the home and appointed it in a traditional yet stylish manner, yet it retains ample scope for a buyer to implant their own style and internal finishes.

With over 5,600 square foot of space across two floors the accommodation is very spacious, while the large windows throughout flood the interiors with natural light. The layout of the home has been thoughtfully designed and is ideal for entertaining with a good balance of both formal and informal reception rooms.

The ground floor accommodation is accessed via a spacious and welcoming entrance hallway which leads to the principle reception spaces: to the southeast a grand drawing room, the west a family sitting room and to the east a formal dining room. Off these spaces there is additional accommodation by way of an impressive snooker room and a spacious library. The kitchen is situated ideally to take advantage of the views and access out to the pool and

tennis court area. This spacious room connects to the utility room and through into the garage/workshop.

On the first floor, the principal bedroom is very spacious being 20 foot square, with a dual aspect to the rear and side providing commanding views over the park like grounds. Two Juliet balconies are best positioned to provide a stunning vista towards Cliveden House on the horizon of the Hedsor escarpment. There is a large en suite bathroom with separate jacuzzi bath and shower enclosure. A large guest bedroom has an en suite with separate bath and shower. Three further bedrooms have en suite bathrooms. A home office or bedroom 6 completes the first floor accommodation.

In addition to the principle accommodation there is a guest annexe suite, comprising a double bedroom with shower room and a sitting room with kitchen facilities. The annexe is ideal for long term guests or live-in help with the opportunity of independent access.

Overall the property provides a superb range of accommodation, well laid out with considerable thought having gone into the useability of the spaces and making best benefit of the views. The kitchen, dining room, drawing room and library for example, all lead out on to the beautiful rear terrace providing glorious views over the grounds and the countryside beyond.





Garage and parking is by way of a large double garage to one wing of the house, with a further garage and workshop.

Outside

The property is set within expansive grounds of around seven acres, approached through a winding driveway that provides both privacy and intrigue; the grandeur of the house coming into focus as you travel up through an avenue of Italian Cyprus trees lining the driveway. The frontage provides ample parking, a turning circle and access to the garage. On the other wing is a further garage and workshop.

To the rear of the house the gardens have a been thoughtfully landscaped with a beautiful recreation space adjacent to the house. Comprising a large upper terrace with an outside lounge and bar, a lower terrace with hot tub, outside dining and kitchen space, heated swimming pool, Koi pond and tennis court all overlooking its own parkland grounds and the spectacular countryside.

In total the grounds comprise about 7 acres, carefully planted over the decades with specimen trees to create an effortless and relaxing parkland feel. There are formal lawns to the house, with a mix of mown paths and wildflower areas too.

The house benefits greatly from the natural topography of the house, where the mostly level ground around the house makes way to a gently slope away to the rear, providing the home and many of the principle rooms with outstanding views over the surrounding

countryside. The remarkably rural outlook is in stark contrast to the convenient location which is only 30 miles from Marble Arch.

Agent's Note

Plans to extend the house have been created, as noted in red on the enclosed floor plan; such work having been granted under Permitted Development rules. Such extension work would add about another 500 square foot of accommodation, focussed mostly on creating an extraordinary kitchen, dining and family space by way of a large orangery extension. Further options might also include (subject to obtaining permitted development consent within the residential curtilage): outbuildings such as an indoor pool and gym, entertainment complex and stabling to the north side of the house with their principal rooms facing south over its parkland gardens.

Tenure

Freehold

Council Tax

Band = H

Energy Performance

A copy of the full Energy Performance Certificate is available upon request. EPC Rating = D

Viewing

Strictly by appointment with Savills.





Mandalay, Bradcutts Lane, Cookham Dean, Berkshire, SL6 9AA

Approximate Area 468.8 sq m / 5046 sq ft

Garages / Workshop 54.2 sq m / 583 sq ft

Total 523.0 sq m / 5629 sq ft

Including Limited Use Area (3.5 sq m / 38 sq ft)

Consented Permitted Development 42.2 sq m / 454 sq ft

Richard Maby

Savills Marlow

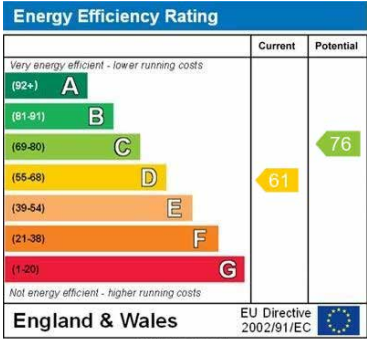
01628 481 373

marlow@savills.com



savills

savills.co.uk



For identification only. Not to scale. © 220803RM

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure by fourwalls-group.com

