



An individual family home in a good size plot

Dawn Chorus, Poundfield Lane, Cookham, Berkshire, SL6 9RY

Freehold

savills

An intriguing and individual home • Impressive and generous kitchen • Outstanding private plot of 0.8 acres • Large gardens, lovely orchard • Secluded yet convenient location • Sweeping driveway, double garage and ample parking • Planning Permission to extend considerably

Distances & Times

Cookham Rise Train Station
0.6 miles. High Street Cookham
0.5 miles Marlow High Street
3.5 miles

Situation

Poundfield Lane is a small cul-de-sac lane, ideally situated for access to the local facilities in Cookham Rise and Cookham Village.

The house is set on an open plot with a border of mature trees on an elevated plain providing wonderful shelter. Accessed by a sweeping driveway the lawns lend themselves beautifully to landscaping.

The location is idyllic providing the perfect blend of town and country – being distinctly rural in feel yet retaining excellent convenience with the village centre on the doorstep and Marlow town centre being less than two miles down Winter Hill.

Cookham is delightfully rural yet perfectly positioned for access to both Marlow and Maidenhead. The nearby village of Cookham Rise offers an excellent supermarket and range of retailers and pubs.

The nearby town of Marlow offers an eclectic mix of local independent and national retailers with numerous bars, cafes and restaurants around the town suited for any occasion.

Cookham Dean is one of the area's most coveted locations with countless public footpaths and bridleways dissecting the area through National Trust and Woodland Trust open spaces. The wider area opens out to yet more glorious rolling countryside and a designated Area of Outstanding Natural Beauty.

For commuters, Cookham Rise has a train station with a service to Paddington (via Maidenhead) in as little as 31 minutes, with a Crossrail connection at Maidenhead (due 2021). The M40 and M4 motorways are easily accessed from the A404(M).

A comprehensive range of private and state schooling options, both primary and secondary, in the area include Sir William Borlase's Grammar School which is three miles away, Eton, Harrow, Wycombe Abbey, Caldicot Preparatory School and some excellent schools in the Maidenhead and Henley area.

Accommodation

Dawn Chorus was built in 1968 as a chalet style two storey house set in the corner of this wonderful plot.

The porched main entrance is on the south elevation and enters the centre of the home. Off the tiled hallway to the right is the family sitting room with a large fireplace and a grand gas burning stove and generous





cushioned window seat set in the front bay window. The study/ snug is a perfect place to spend your day with a view to the property's orchard. Bedroom 3, a large double bedroom is to the rear providing views to the side garden and apple trees while a generous family bathroom is conveniently located.

The modern well appointed kitchen/dining room runs the full length of the house and benefits from a triple aspect. The dining area has a large south/west facing window while the kitchen is anchored by a large stone topped island with an integrated gas hob stove and glass overhead extraction. The kitchen benefits from another large bay window facing west.

The spacious central landing leads directly to the master bedroom suite, to the front of the house with views of the gardens. The large double aspect bedroom has a walk-in wardrobe and en-suite shower room. Two further double bedrooms enjoy a double aspect and share a large family bath/shower room.

Crossing the gravel drive from the main house is a perfectly private garden with a tall mature laurel hedge. The garden is laid to lawn and surrounded by an elevated plain on two sides with beautiful mature trees on all sides. The garden lends itself to a pool or tennis court.

A large outbuilding in the same style as the main house encompasses a two car garage and three large store/work rooms while there is ample parking for multiple cars.

Planning consent to demolish the current outbuilding/garage and extend the property. Ref. No: 04/42110/FULL & Ref. No: 04/41928/FULL

Directions

From Marlow head over the river Thames (heading away from town) and take the first left into Quarry Wood Road. Continue up the hill through Cookham Rise. As you are leaving the village take the left turn onto Terry's Lane at the top of the hill. When you come to the junction turn left. The house is immediately to your right through a set of black gates at the top end of Poundfield Lane.

Local Authority

Royal Borough of Windsor & Maidenhead - Band H

Services

Mains Electricity, Mains Water, Mains Gas, Private Drainage.

Tenure

Freehold with vacant possession.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.

Postcode

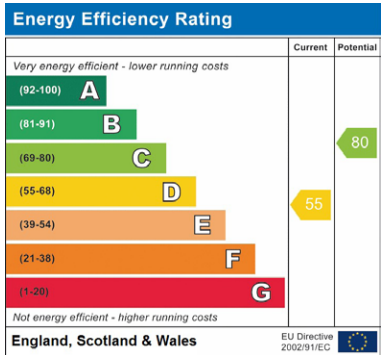
SL6 9RY

Dawn Chorus, Poundfield Lane, Cookham, Berkshire, SL6 9RY
Approximate Area 174.7 sq m / 1880 sq ft
Garage 61.4 sq m / 661 sq ft
Total 236.1 sq m / 2541 sq ft
Including Limited Use Area (1 sq m / 11 sq ft)



savills | savills.co.uk

Richard Maby
Savills Marlow
01628 481 373
marlow@savills.com



For identification only. Not to scale. © 210910RM

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

