



## A character home in an outstanding position

Woodpeckers, Alleyns Lane, Cookham Dean, Berkshire SL6 9AD

Freehold

savills







Superb location set back from the lane • Lovely outlook from the gardens and the house • Ample scope to improve or extend, subject to consent • Large secluded plot of about half an acre • South-West facing gardens • Useful large outbuilding with scope for better use

### Introduction

Set back from the roadside in a lovely half-acre plot is this attractive home, ripe for alteration and improvement. Ideally situated for both Cookham Dean and Cookham Rise.

### Distances & Times

Cookham Dean Church – 0.5 miles; Cookham Rise station – 0.8 miles, Marlow town centre – 2.0 miles.

### Situation

Woodpeckers is situated set back from the lane, in a picturesque part of Cookham, on a gently elevated position with good views to the South West.

The village centre of Cookham Dean is close by, being a highly regarded and picturesque village centred around the handsome church. Cookham Rise and Cookham Village are within close proximity and provide for everyday needs with a good selection of retailers, restaurants and pubs.

The town of Marlow is situated nearby and offers an excellent range of shopping, schooling and leisure facilities whilst shopping for day-to-day needs is available in Cookham Rise.

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 London (Paddington) are available from Cookham Rise (via Maidenhead). Crossrail, the new high speed service to The City, is due to begin running from Maidenhead in 2021.

The region is well served for sporting facilities including golf at Maidenhead, Marlow, Temple, Harleyford and Henley golf clubs; horse racing at Windsor, Ascot and Newbury; polo at Smith's Lawn and The Royal Berkshire Polo Club at Winkfield; boating and sailing on the River Thames and at nearby Henley, home to the renowned Henley Regatta.

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.



### Accommodation

The house is approached from the driveway and double garage, via a path that meanders through the gardens. Being set back from the lane it is privately positioned.

On ground floor there is a formal sitting room with attractive bay window and a fireplace, a formal dining room, an informal sitting room and conservatory that are conveniently positioned off the kitchen. To the rear is a utility area with utility room, cloakroom and store. On first floor the accommodation could provide up to six bedrooms but it currently set up as five bedrooms with a study. There are three bath/shower rooms, two of which are en suite to bedrooms.

The gardens and grounds are particularly lovely, being an interesting mix of formal planting, lawns and a small area of woodland. In total the plot is just over half an acre, but the elevated nature of the plot and the views beyond do make it feel larger still.

Outbuildings comprise a large 500 sqft timber workshop/shed, a summer house and a double garage.

Agent's note: Whilst the property has been maintained by the current owner, it is assumed that a buyer will want to invest in improvements, refurbishment or extensions, subject of course to obtaining planning consent.

### Directions

From Cookham Rise station, head west along Lower Road for about half a mile, turning right at the small triangular green into Alleyns Lane. The property is the third house on the right.

### Local Authority

Royal Borough of Windsor and Maidenhead – Band H

### Services

All mains services

### 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 9AD









**Woodpeckers, Alleyns Lane, Cookham Dean, Berkshire SL6 9AD**

**Approximate Area** 208.7 sq m / 2246 sq ft

**Outbuildings** 47.3 sq m / 509 sq ft

**Garage** 27.3 sq m / 294 sq ft

**Total** 283.3 sq m / 3049 sq ft

**Including Limited Use Area** (0.4 sq m / 4 sq ft)



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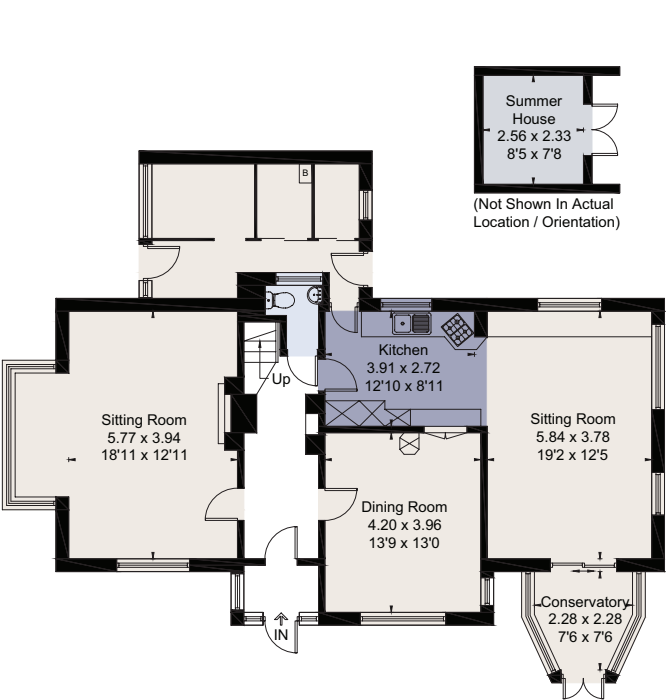
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**Richard Maby**

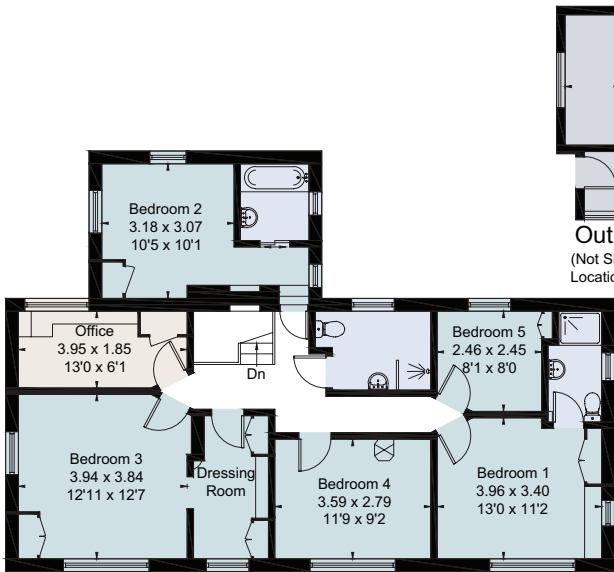
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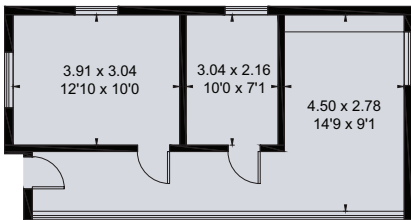
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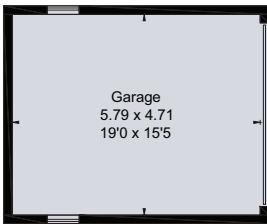
Ground Floor



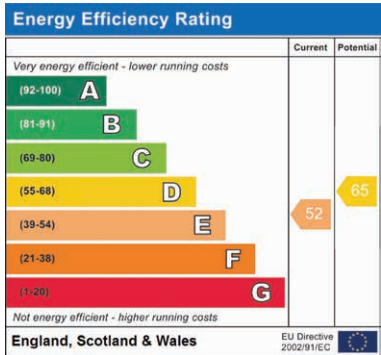
First Floor



Outbuildings  
(Not Shown In Actual  
Location / Orientation)



(Not Shown In Actual  
Location / Orientation)



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