



Modern home with impressive River Thames views

Moonraker, Stonehouse Lane, Cookham, SL6 9TP

Freehold



An opportunity to finish this modern riverside home • Mostly complete but requiring kitchen, furnishings and landscaping • Designed to take advantage of the fantastic views • Mooring/jetty to the river front

Local information

Stonehouse Lane is a no through road adjoining open countryside and, although enjoying a semi-rural setting, is within easy reach of the motorway network and fast rail access to London. Cookham Rise, about 1.5 miles away, provides a good range of local shops and facilities together with a railway station providing a connecting service to Paddington via Maidenhead. Marlow (about 2 miles) offers a more extensive range of facilities including a variety of restaurants and wine bars.

There is excellent walking within the Thames Valley and Chiltern countryside, boating and sailing on the River Thames and golf at various local courses, including Winter Hill and Temple. The M4 and M40 motorways both connect with the M25 network and Heathrow, via the M4, is about 20 miles away. Schools, both state and private, are well catered for the in the area.

About this property

On the instructions of James Liddiment & Paul Greenhalgh of Duff & Phelps Ltd acting as Joint Fixed Charge Receivers.

A superb opportunity to acquire a contemporary riverside residence, currently mostly complete but requiring finishing by a new owner. With the addition of the kitchen, soft

furnishings and an overhaul of the landscaping, this home could be truly outstanding.

Moonraker occupies an elevated position to take full advantage of the beautiful views across the river and open countryside beyond. The accommodation is arranged over three levels and comprises; reception hall, formal drawing room, study, kitchen/dining room (see note below), cinema room, sauna room, games room, changing room/shower, wine store, 2 cloakrooms, master bedroom suite, guest suite, three further bedrooms (all en suite), with balconies overlooking the river. A detached garage and a covered carport are set behind a gated entrance.

NOTE: This property is being sold by the receiver following possession proceedings by the lender. The property was developed over the past few years into its current state of readiness and requires finishing by a new owner. Principally (but perhaps not exclusively) a new kitchen requires installing in order to mostly finish the home, alongside soft furnishings and landscaping.

Tenure

Freehold

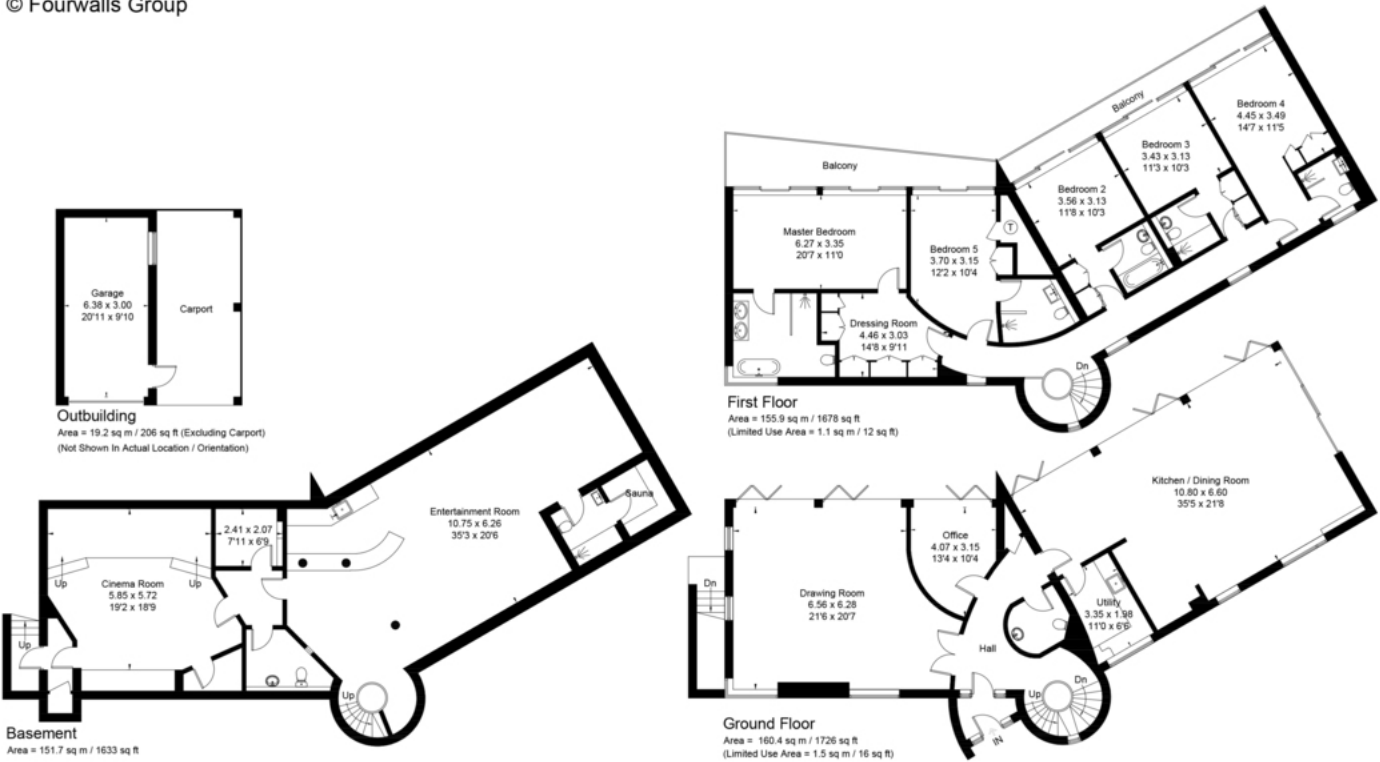
Local Authority

Royal Borough of Windsor





Approximate Area = 468.0 sq m / 5037 sq ft
Including Limited Use Area (2.6 sq m / 28 sq ft)
Outbuilding = 19.2 sq m / 206 sq ft (Excluding Carport)
Total = 487.2 sq m / 5243 sq ft
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B	86	
(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	

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