



# Traditional family home with good proportions

**Greythatch, Terrys Lane, Winter Hill, Cookham, SL6 9TJ**

Freehold





Superb position, centrally located in a wonderful 2.3 acre plot • Large gated frontage and handsome front elevations • Spacious rooms with views over the landscaped grounds • Tennis court, swimming pool and ornamental pond • Ideally located for the station

### Introduction

A traditional family home with good proportions, set in lovely landscaped grounds of about 2.3 acres. Garaging, tennis court and swimming pool.

### Distances & Times

Cookham Station - 0.5 miles,  
Cookham Rise - 0.4 miles,  
Marlow High Street - 3.3 miles.

### Situation

Greythatch enjoys a semi-rural location adjoining Winter Hill Golf Club yet is conveniently situated for the picturesque village of Cookham that offers a fine selection of boutique style shops, pubs and restaurants. More extensive amenities can be found in Marlow, Maidenhead and Beaconsfield.

The (J8/9) links to the A404(M)/M40 and the M25; rail access is equally convenient with fast connections to London (Paddington) available from Maidenhead and to London (Marylebone) from Beaconsfield. Crossrail, the new high speed service, is due to begin running around 2020 and will link Maidenhead directly with Heathrow and the City.

The region is well served for sporting and leisure facilities including golf at Winter Hill Golf Club (within walking distance), Marlow, Maidenhead, Temple, Harleyford and Henley

golf clubs; tennis at Maidenhead, Bisham and Windsor; horse racing at Windsor and Ascot.

The area is renowned for its education with a wide range of schooling, both state and independent including Herries in Cookham Dean, Cookham Dean Primary School, St Piran's in Maidenhead, Claire's Court in Maidenhead, Sir William Borlase Grammar in Marlow.



## Accommodation

Greythatch is set in the stunning Cookham Dean countryside. It's elevated position gives extensive views as far reaching as Cliveden and Hedsor. This handsome traditional property has been extended by the current owners to create a versatile and stylish family home.

A gated entrance leads to a large open frontage with ample parking and garaging. The principle ground floor accommodation is off a central spacious reception hallway that has doors and windows overlooking the grounds to the rear. A large square formal drawing room makes the most of the views with a lovely covered terrace. There is a formal dining room, and sizeable kitchen and breakfast room that leads into a morning room/orangery. Ancillary accommodation of a utility/boot room and a shower room are off the kitchen, as is access to the first floor above the garage which provides a superb home office or games room.

To the first floor are five bedrooms, each having lovely views over the private gardens and the surrounding countryside. The master bedroom has fitted wardrobes and a large en suite bath and shower room.

The grounds of the property are a particular feature, being about 2.3 acres in total and beautifully landscaped to provide seasonal interest. The gardens include a formal Yew tree hedged walkway, wisteria clad pergola, informal pond, orchard, mature formal

gardens with ornamental pond and fountain, wisteria clad walkway, sheltered swimming pool which is enclosed with a picket fence, enclosed tennis court and a wide terrace at the rear of the property providing a wonderful space for outdoor entertaining.

## Directions

From the centre of Cookham Village head west along the High Street for about a third of a mile, through the common. At the first mini-roundabout turn right into Terrys Lane. Follow the lane for about three quarters of a mile, where Greythatch can be found on the right hand side of the road.

## Local Authority

Royal Borough of Windsor and Maidenhead - Band H

## Tenure

Freehold

## Services

All mains services.

## Energy Performance

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

## Viewing

Strictly by appointment with Savills.

## Postcode

SL6 9TJ





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**Approximate Area** 408.7 sq m / 4399 sq ft (Excludin Porch / Void)

**Cellar** 23.5 sq m / 253 sq ft

**Garage** 43.9 sq m / 472 sq ft

**Summer House** 32.6 sq m / 351 sq ft

**Total** 508.7 sq m / 5475 sq ft



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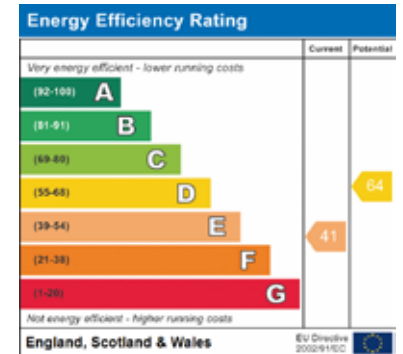
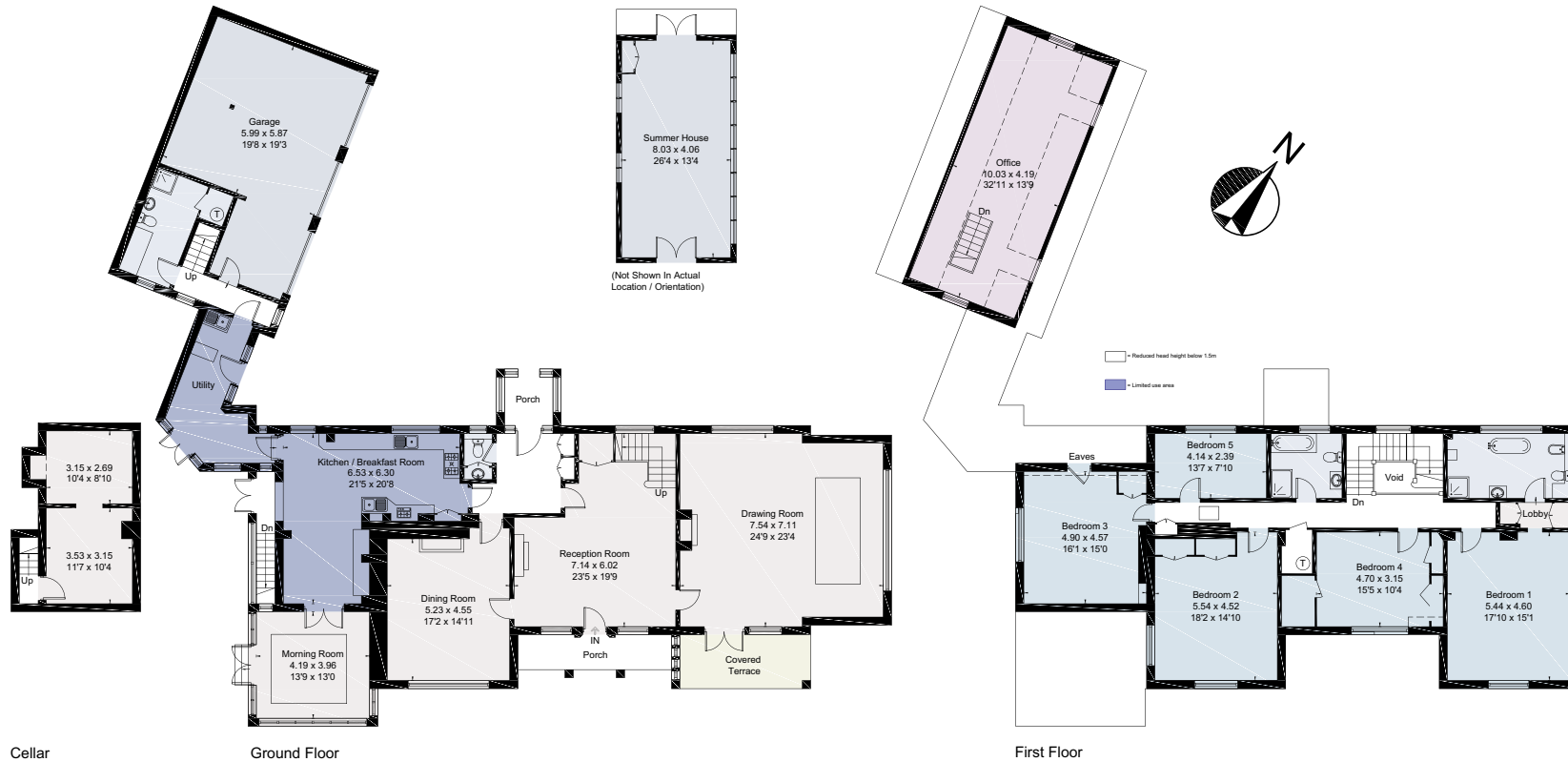
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