



# A Stunning home in an elevated position

**Gate House, Winter Hill, Cookham Dean, Berkshire, SL6 9TT**

Freehold



An imposing and spacious detached home • Extended and refurbished to a high specification throughout • Many special features including log burner, underfloor heating and bi folding doors • Situated in beautifully landscaped private and enclosed grounds • An elevated position with stunning views across Cookham • Gated access with ample parking • Freestanding garage

#### Distances & Times

Cookham Station – 1.5 miles,  
Marlow High Street – 1.6 miles.

#### Situation

Cookham Dean is a highly regarded and picturesque village located on the River Thames. 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.

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

Gate House opens into a spacious elevated hallway with tiled underfloor heating, the reception room to the right features wooden flooring and double aspect with French doors leading to the rear garden. The sitting room is front facing with a large bay window enjoying a south aspect and a lovely log burner.

To the rear is a well-equipped fully fitted high quality kitchen and breakfast room beyond featuring bi folding doors to the rear and atrium above providing an abundance of natural light. There is a utility room with rear access off the kitchen along with a handy shelved pantry. A W/C can be found just off the hallway.





The first floor consists of a family bathroom and three double bedrooms all benefitting from ample built in wardrobes while the master suite accessed by an open glass balustrade features a generous en suite shower room with tiled flooring and window. There is underfloor heating and a beautiful high quality feel throughout the property.

There is a freestanding garage with gated driveway parking for many cars, private landscaped front and rear gardens with patio area, lawns, raised beds and fabulous views over Cookham.

#### Directions

Gate House is on the Western side of Winter Hill at the edge of the village. From Marlow head south over the bridge and river, turning left into Quarry Wood Road. Continue along and up the road over the top of Winter Hill, branching left at the top of the hill at the village green. Continue for about 100 metres where the property can be found on the left and side of the road set behind gates.

#### Local Authority

Wycombe Council – Band F

#### Tenure

Freehold with vacant possession

#### Services

All mains services, private drainage and septic tank.

#### Energy Performance

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

#### Viewing

Strictly by appointment with Savills.

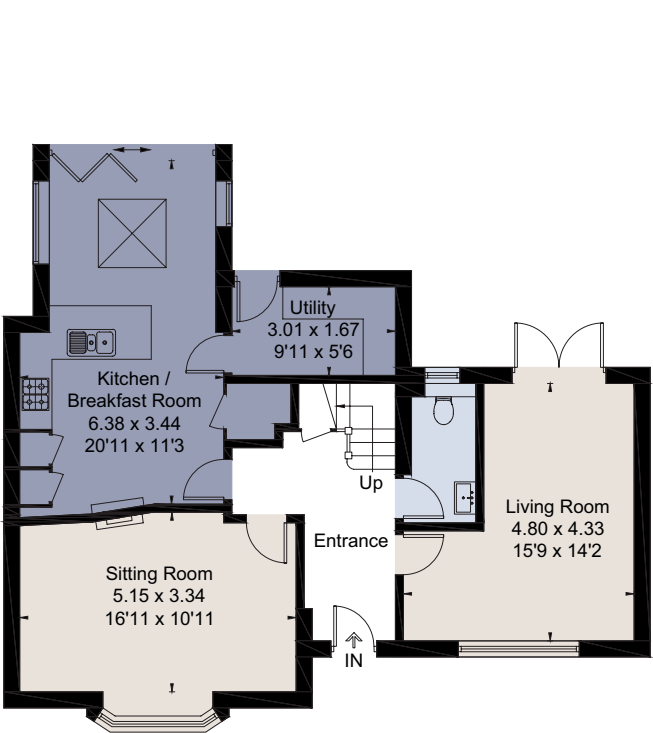
Gate House, Winter Hill, Cookham Dean, Berkshire, SL6 9TT  
Approximate Area 148.3 sq m / 1596 sq ft (Excluding Void)  
Garage 17.2 sq m / 185 sq ft  
Total 165.5 sq m / 1781 sq ft  
Including Limited Use Area (2.1 sq m / 23 sq ft)



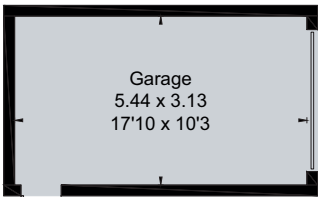
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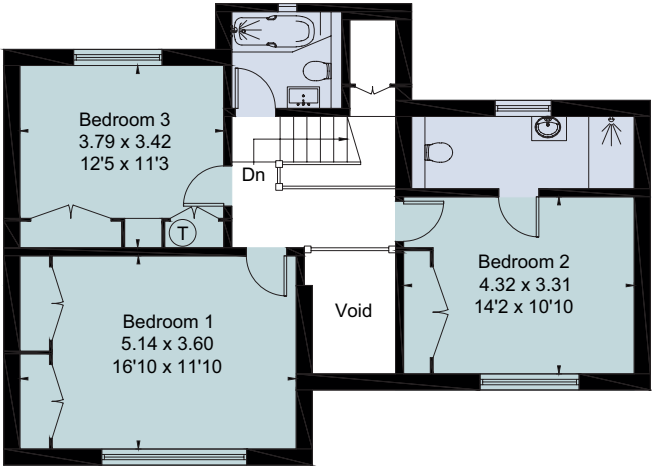
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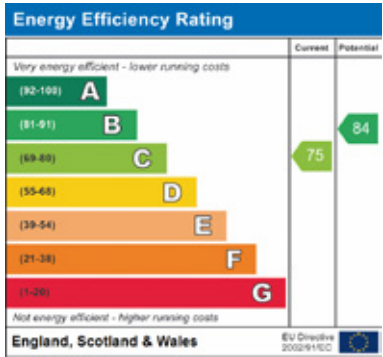
Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor



For identification only. Not to scale. ©200225AR

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