



# A stunning family home with far reaching views

Brecklands, Cookham Dean Common, Cookham Dean, Berkshire, SL6 9NZ

Freehold





An imposing and individual family home • Situated in a highly desirable semi rural location • Beautifully presented and well proportioned accommodation • Impressive private gardens with far reaching views • Freestanding double garage • Gated driveway with ample parking

#### **Distances & Times**

Cookham Station – 1.1 miles,  
Marlow High Street – 2.2 miles.

#### **Situation**

Brecklands is situated in a desirable location overlooking the common with picturesque views to the rear.

The village 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 about two miles down Winter Hill.

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

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. 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), with a Crossrail connection at Maidenhead due in 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**

The front door opens into a welcoming and spacious hallway with wooden flooring throughout and direct access to the principal rooms.

Double doors open into a fabulous 9m x 7m living room enjoying a triple aspect, feature fireplace with log burner and French doors enjoying lovely views to the rear garden.

Two further reception rooms to the rear of the property provide flexible space for entertaining.



The recently installed kitchen is south west facing and features a central island with granite worktops and tiled flooring. Adjacent to this is a fully fitted utility room and cloakroom.

The first floor consists of five individual double bedrooms, including a generous main bedroom with fitted wardrobes, stylish en suite shower room and a balcony to the rear with glorious views beyond. Two further bedrooms also enjoy private access to the balcony and walk in wardrobe while a large family bathroom serves the remaining bedrooms.

The substantial and attractive rear garden is mainly laid to lawn with box hedging framing the well positioned patio areas enjoying the sunshine throughout the day. The gardens offer privacy and delightful views over Cookham.

The entrance is gated with a sweeping shingle driveway and a freestanding double garage neighbouring the house.

#### **Directions**

From Marlow head south over the bridge and river, turning left into Quarry Wood Road. At the top of Quarry Wood continue onto Dean Lane, past Herries School, after roughly ½ mile turn Right onto Warners Hill past Uncle Tom's Cabin, continue on Hills Lane where the property can be found on the right overlooking the common

#### **Local Authority**

Wycombe Council - Band H

#### **Services**

All mains services except Biotank drainage installed 2015

#### **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.





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**Approximate Area** 283.6 sq m / 3053 sq ft (Excluding Void)

**Garage** 27 sq m / 291 sq ft

**Total** 310.6 sq m / 3343 sq ft

**Richard Maby**

Savills Marlow

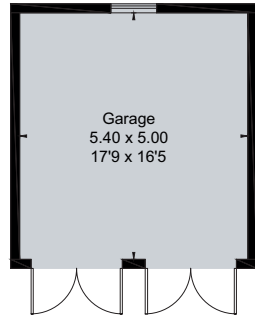
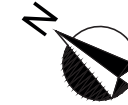
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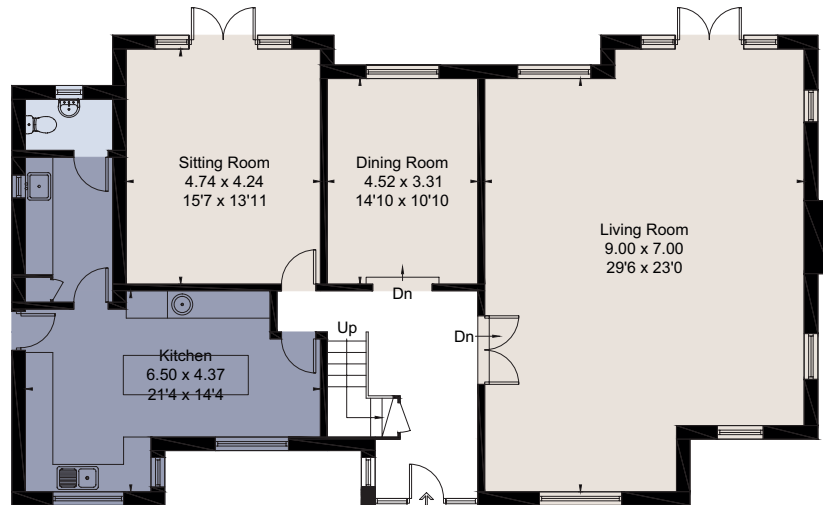


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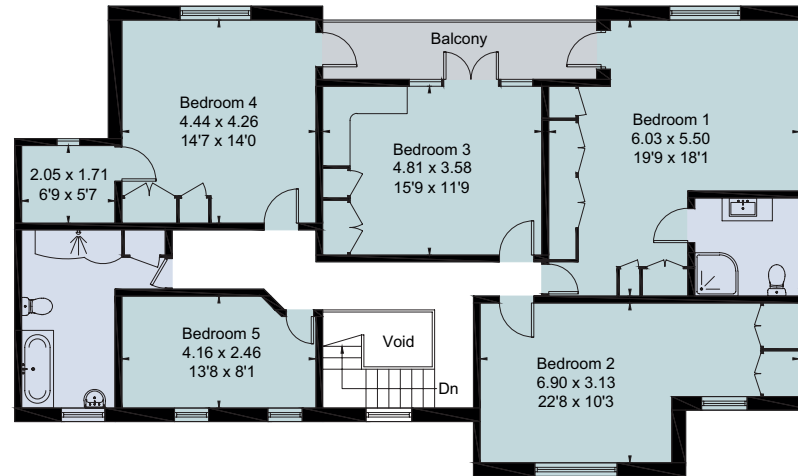
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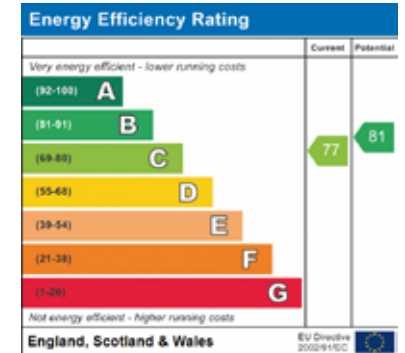
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Ground Floor



First Floor



For identification only. Not to scale. © 210707RM

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