



A beautifully presented detached family home

Saddleback, School Lane, Cookham Dean, Maidenhead, Berkshire, SL6 9PQ

Freehold



A stylish spacious home • Situated in a desirable semi rural position • Beautifully presented throughout • Impressive modern open plan layout • Freestanding summerhouse • Landscaped rear gardens • Driveway parking

Introduction

In the heart of Cookham Dean this lovely modern home is beautifully presented and positioned in a tucked away location.

Distances & Times

Cookham Dean Church – 0.1 miles, Cookham Rise Station – 1.4 miles, Marlow High Street – 2.3 miles.

Situation

Saddleback is perfectly situated in the heart of Cookham Dean, moments from the village Primary School, Church, The Jolly Farmer and Uncle Tom's Cabin public houses.

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.

The nearby town of Marlow offers an eclectic mix of local independent and national retailers with numerous bars, cafes and restaurants around the town suited for any occasion.

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 to a spacious hallway with handy cloakroom and storage solutions.

The large front facing living room features impressive herringbone style flooring and a lovely log burner.

The sleek and contemporary open plan kitchen is ideal for family life while offering a flexible space for entertaining and features underfloor





heating, a large central island and bi folding panoramic doors providing an abundance of morning sunlight with easy access to the landscaped rear gardens beyond.

There is also a separate utility room and bespoke storage solutions here.

The first floor consists of four lovely double bedrooms all featuring air-conditioning, the two principal bedrooms enjoy stylish en suite shower rooms while the main bedroom benefits from a run of built in wardrobes.

A well-appointed family bathroom serves the remaining two bedrooms.

The landscaped rear garden provides a lovely decked area for entertaining framed by a low wall and a selections of evergreen and perennial shrubs.

A freestanding summerhouse is situated to the rear with the remaining garden laid to lawn with a mix of mature shrubs and bushes.

The front aspect provides driveway parking for several cars with a pleasant outlook.

Local Authority

Royal Borough of Windsor & Maidenhead – Band G

Services

All mains services and septic tank drainage

Tenure

Freehold with vacant possession.

Energy Performance

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

Viewing

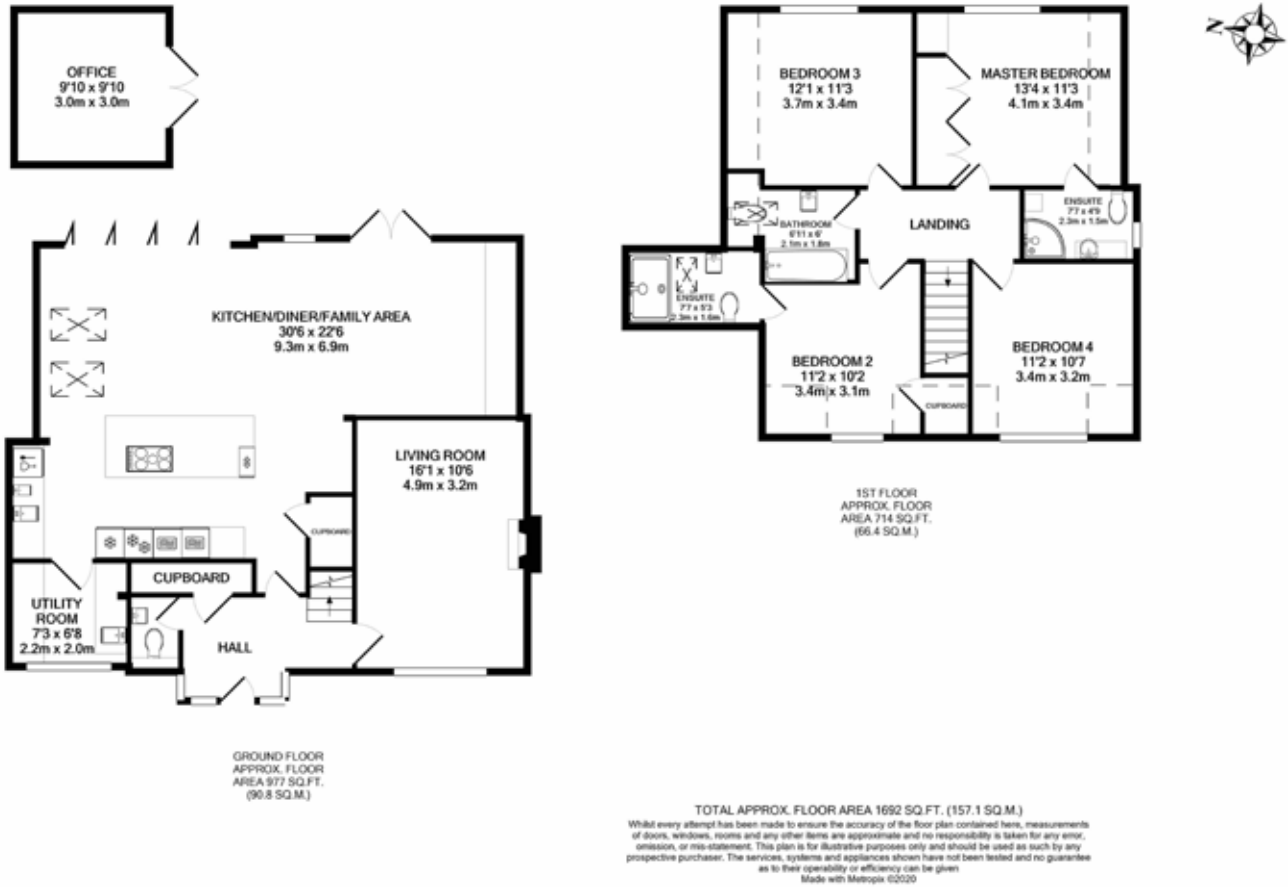
Strictly by appointment with Savills.

Postcode

SL6 9PQ

Directions

The property is located in the centre of Cookham Dean. Head along Church Road and branch right at the fork by the green. After about 40 yards turn right onto School Lane where the property is found on the right hand side.



For identification only. Not to scale. © 210113RM

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure by fourwalls-group.com

