

A modern home in a stunning riverfront setting

Highbank, Stonehouse Lane, Cookham, Berkshire, SL6 9TP

Freehold

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Entrance hall • sitting room • snug • kitchen/dining room • pantry • utility room • principal bedroom with en suite bathroom and dressing room • five further bedrooms • three shower rooms • cloakroom • boot room • basement sitting room and kitchen with annexe potential • balcony • summer house • swimming pool • private driveway parking • garden • river frontage

Distances & Times

Cookham Dean 1.5 miles;
Cookham Station 1.8 miles,
Marlow 2.3 miles, Maidenhead
4.4 miles, Maidenhead Station
5 miles, M4 J8/9 6.6 miles

Situation

Stonehouse Lane is a highly coveted '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, with its future Crossrail connection. 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 land. The wider area opens out to yet more glorious rolling countryside and a designated Area of Outstanding Natural Beauty. 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. A comprehensive range of private and state schooling options in the area, both primary and secondary, 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.

Description

A fabulous opportunity to acquire a contemporary riverside residence, situated in an enviably private setting while being within easy reach of the train station at Cookham Rise and the excellent shopping and services in nearby Marlow.

Highbank is a home of striking architectural design, occupying an elevated position to take full advantage of the beautiful views across the river and open countryside beyond. This outstanding home is arranged over three floors, with separate wings arranged for relaxing and entertaining, with the added bonus of the ability to make a self-contained annexe within the lower ground



floor. The design makes most of the setting with the bedrooms, reception spaces and terraces all facing over the gardens to the riverfront.

Overall the accommodation extends to about 4500 square feet and is generously proportioned throughout, benefitting from lofty ceilings and clever use of glazing to the rear, affording spectacular views to the river and flooding the home with natural light. The property was built approximately 10 years ago and has been designed with all the modern conveniences and a host of sought-after features, including bi-fold doors opening to the garden, premium engineered wood flooring and high specification bath and shower rooms. Of particular note is the beautifully appointed open plan kitchen and dining room, which has been fitted with a good mix of wall and base units, a central island and a selection of integrated appliances. This grand open plan space has superb volume, being double-height open to the top floor as well as stepping down to the rear dining room that has full width glazing overlooking the river. A focal point is also the striking wood and glass staircase, leading from the reception hall. The dining area also opens to an elevated terrace, creating the perfect indoor-outdoor entertaining space.

The property is entered on the ground floor, the front door opening to a wonderfully welcoming reception hallway. This large space has a window to the rear that beautifully

frames the view over the treeline to the rear. Reception space on this floor is by way of two interconnecting principle reception rooms, one being a comfortable snug room with fireplace and the other a grand main entertaining space. This large room has a sliding glass wall to the rear, out onto a sizeable balcony/terrace. This elevated space gives a commanding yet private view over the landscaped gardens, river Thames and the countryside beyond. In addition this floor provides a guest bedroom suite with shower room.

Taking a feature glass staircase down to the lower ground floor, the accommodation opens out into a very bright and spacious open plan kitchen and dining room, a separate staff kitchen, pantry, utility room and a cloakroom. Large glazed walls to the rear provide beautiful views. To this floor there is a principal bedroom suite comprising a bedroom, two dressing rooms and an en suite bathroom. In addition are two further double bedrooms (though currently opened up as one space) and a family bathroom. The bedroom space on this floor opens out onto the rear terrace, overlooking the gardens, pool and river.

To the lower floor, the accommodation opens directly out onto the garden and the pool area. There is a good size bedroom suite with shower room, an information reception space ideal for use as a family room, a fitted kitchen and a changing room/pool room.



This floor could work beautifully as a separate annex, if needed.

Overall the accommodation has been beautifully designed, taking advantage of the gently sloping topography giving outstanding views, lots of natural light and a great feeling of space.

Outside

Highbank is situated in an idyllic position on Stonehouse Lane with elevated views over the river Thames. The house sits on a good size plot, which has been extensively and beautifully landscaped with a gravel driveway to the front, enclosed by wooden panel fencing and gates and having space for several cars.

The majority of the grounds are situated to the rear of the house, with a large balcony accessed from the first floor, an expansive terrace to the rear of the kitchen/dining room, a heated swimming pool inset within a paved terrace, and manicured lawns.

The garden ends at the banks of the river Thames which forms a natural boundary, where there is a wooden jetty extending into the river providing mooring for a leisure boat if desired. The garden also features a number of mature trees and a summerhouse.

The garden is surprising private with a lovely wooded island separating the main flow of river traffic, and providing excellent screening from the public footpath which runs on the opposite bank of the river Thames.

Tenure

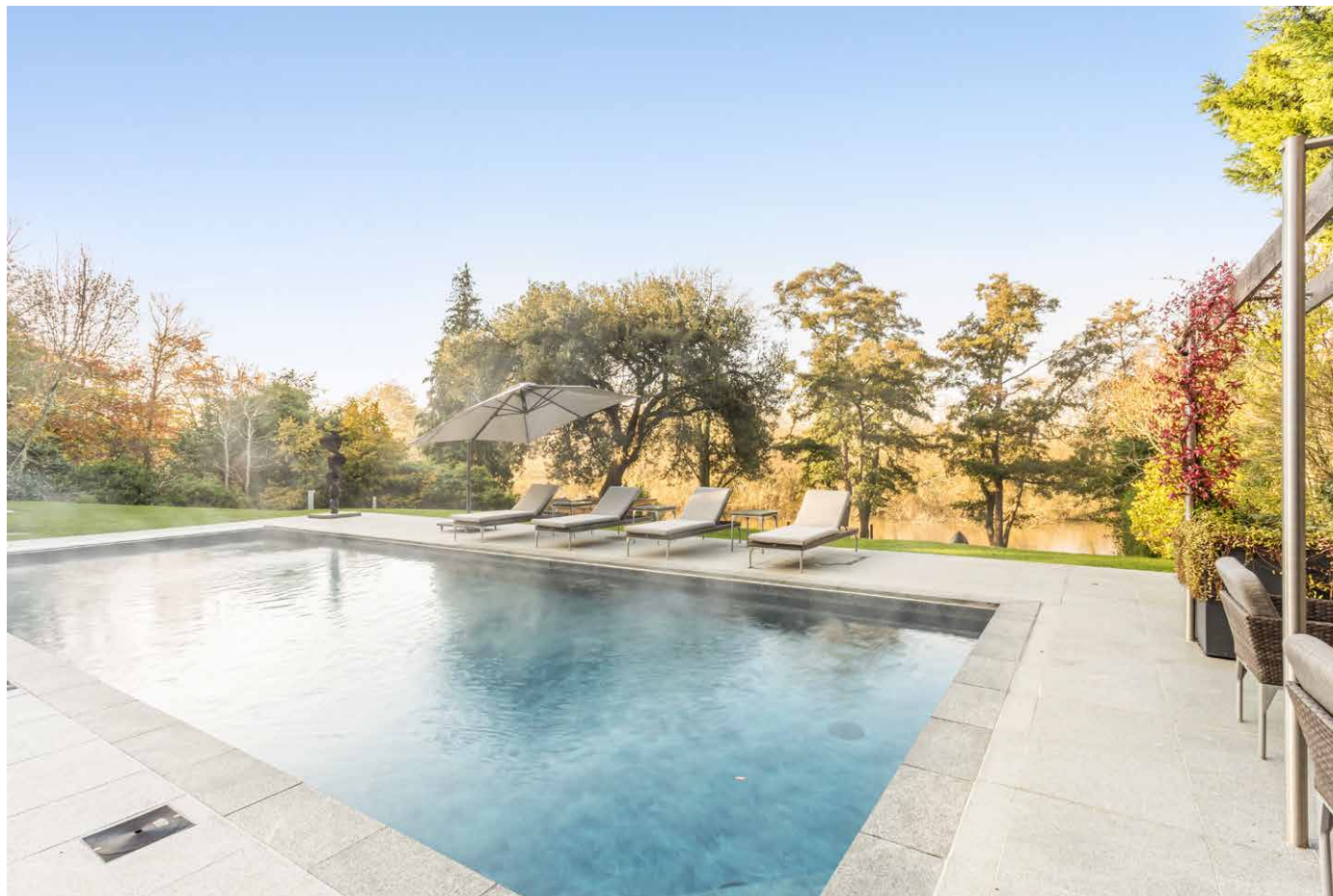
Freehold

Energy Performance

Certificate is available upon request.

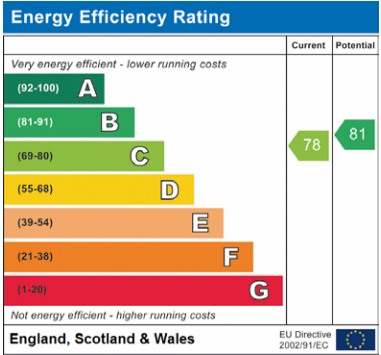
Viewing

Strictly by appointment.



Highbank, Stonehouse Lane, Cookham, Berkshire, SL6 9TP
Approximate Area 426.2 sq m / 4587 sq ft (Excluding Gallery)
Outbuildings 27.1 sq m / 292 sq ft
Total 453.3 sq m / 4879 sq ft
Including Limited Use Area (2.2 sq m / 24 sq ft)

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