



A handsome Georgian home set within beautiful gardens

**Englefield, Poundfield Lane, Cookham, Maidenhead, Berkshire, SL6 9RY**

Guide Price £2,300,000 Freehold









Entrance hall • family room • tv room • kitchen/living room • dining room • conservatory • kitchen • breakfast area • utility area • cloakroom • bedroom with en suite shower room and dressing area • bedroom with en suite shower room • two further bedrooms • family bathroom • cellars • driveway parking • garden

#### Distances

Cookham Rise Train Station 0.2 miles (walking distance), High Street Cookham 0.5 miles, Marlow High Street 3.6 miles

#### Directions

From Marlow proceed south to cross over the river Thames and take the first left into Quarry Wood Road. Continue up the hill through Cookham Rise. As you are leaving the village take the left turn onto Terry's Lane at the top of the hill. When you come the junction turn left into Poundfield Lane.

#### Situation

Englefield occupies a private position towards the end of a private road, ideally situated for access to the local facilities in Cookham Rise and Cookham Village. The location 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 less than two miles down Winter Hill. Cookham is delightfully rural yet perfectly positioned for access to both Marlow and Maidenhead. The nearby village of Cookham Rise offers an excellent supermarket and range of retailers and pubs. 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 open spaces. 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) in as little as 31 minutes, with a Crossrail connection at Maidenhead. 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, Eton, Harrow, Wycombe Abbey, Caldicot Preparatory School and some excellent schools in the Maidenhead and Henley area.

#### Description

A fabulous Georgian detached country home, Englefield dates back to the late 1700s and offers elegant and beautifully proportioned accommodation over three floors. The property is tucked away at the far end of a desirable private road, offering the perfect marriage of country living and access to







amenities being just over half a mile from the station at Cookham and a variety of shops and services. The house has been well maintained and has many well-preserved period features. The vendors have made several improvements to the home over the years while respecting the heritage of the building, including new roof and chimneys, modernised kitchen, the installation of a swimming pool and an upgraded central heating system.

The accommodation is substantial, extending to over 3500 sq ft with cellars on the lower ground floor providing useful storage. On the ground floor, an entrance hall opens to three reception rooms, a conservatory, kitchen/living space with pantry, a separate kitchen with breakfast area and a utility room and cloakroom. On the first floor there are four double bedrooms (two en suite) and a family bathroom.

private road within half a mile of the station. Access is via a secure gated entrance which opens to generously proportioned grounds of close to an acre, including ample driveway parking, a flagstone courtyard for entertaining, an expansive lawn with rose gardens and shrubs, a variety of mature specimen trees and a further garden area with greenhouse and pergola. To the front there are attractive climbers on the red brick elevations. The gardens also benefit from pedestrian access to Terry's Lane.

**Tenure:** Freehold

**Council Tax:** Band = H

**Energy Performance:** A copy of the full Energy Performance Certificate is available upon request. EPC Rating = E

**Viewing:** Strictly by appointment with Savills.

#### Outside

Englefield is situated on a





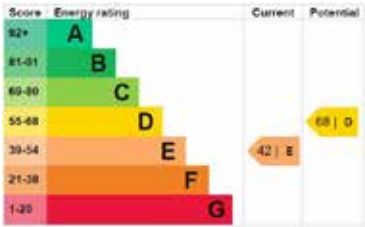
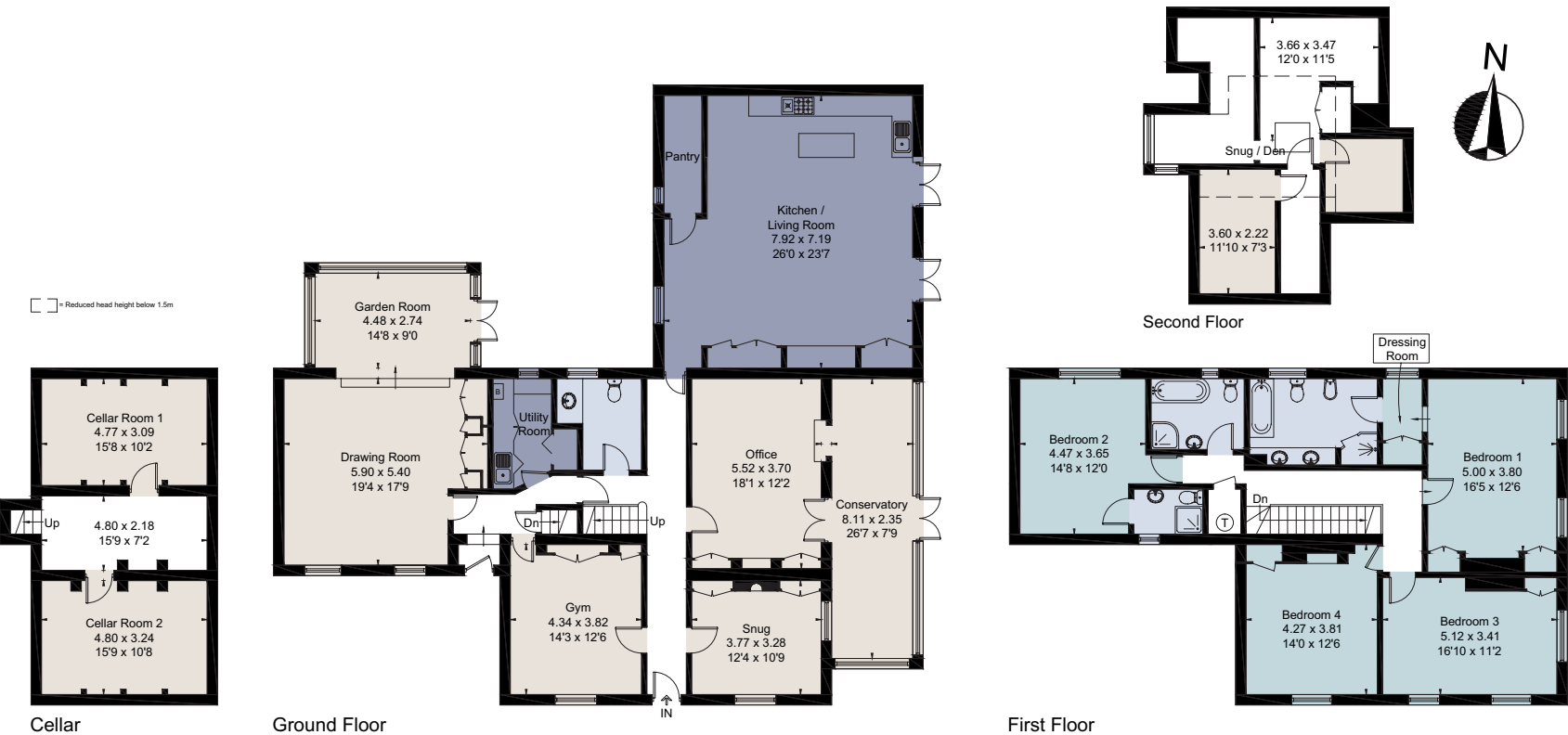




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Approximate Area 367.1 sq m / 3951 sq ft  
Cellar 44.5 sq m / 479 sq ft  
Total 411.6 sq m / 4430 sq ft  
Including Limited Use Area (27.1 sq m / 291 sq ft)



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