A WONDERFUL FAMILY HOME SET IN BEAUTIFUL LANDSCAPED GARDENS OF OVER 3 ACRES, WITH A TENNIS COURT AND SWIMMING POOL.

Spacious and well presented family home  •  About 3.3 acres of landscaped gardens  •  Privately situated, set back from the road  •  Tennis court and heated swimming pool  •  Good garaging and other outbuildings  •  Rural feel yet perfect for Cookham Dean and Marlow and access to London

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 from Maidenhead in 2019. 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.
Cookham Station – 1.5 miles,  Marlow High Street – 1.6 miles.

Accommodation
Welkin Hurst is set at the top of Winter Hill in picturesque landscaped gardens. Designed to be the perfect garden for family entertainment and relaxation. The property was refurbished 10 years ago to the family’s exacting specifications. This has created a home that offers beautifully presented and spacious entertaining and living spaces.
The ground floor features a spacious and welcoming reception hall, A dining room with French doors opens onto the garden, and a drawing room with wonderful inglenook fireplace provides for formal entertaining. The glorious orangery links the indoor and outdoor entertaining spaces. This provides a light filled space with glass pitched roof, three sets of sliding doors opening onto the paved sun terrace and discreet fully equipped bar. It also has superb views to the swimming pool & croquet
lawn. There is a family room with bespoke library shelving, triple aspect views and direct garden access, and a study/office with en suite facilities. A beautifully fitted traditional kitchen/breakfast room with a comprehensive range of units, large central island, integrated appliances and breakfast dining area, is complemented by a large utility room with extensive storage space and range of appliances. A boot room with direct access to the front of the property and the integral double garage provides a useful day-to-day entrance.

A spacious ground floor bedroom suite has a fully fitted dressing area, fantastic garden views and a luxurious en suite shower room.

On the first floor there is a generous open landing area that would be ideal for an informal sitting and media room. There are five good double bedrooms and three luxury bathrooms to the first floor (in addition to the full suite on the ground floor). One of the bedrooms has a back staircase down to the utility room and kitchen area on the ground floor, making it ideal for guests or an au pair/nanny.

**Grounds & Gardens**

Welkin Hurst is set within enchanting landscaped gardens that wrap around the house. The house itself is situated centrally on the plot giving an excellent degree of privacy in all directions. Features include a specimen Blue Cedar and Japanese pagoda, croquet lawn, a wonderful woodland walk and ornamental pond. The sweeping lawns around the property beautifully showcase these features.

There is a heated swimming pool with pretty twin circular pool houses, one housing spa facilities, with a paved surround providing ample relaxation space. An enclosed tennis court is adjacent to a croquet lawn. Further outbuildings include a heated plant house with mature grape vine, numerous greenhouses and sheds, and a brick-build double car port in addition to the integral double garage.

**Directions**

Welkin Hurst 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 wrought iron gates.

**Additional Information**

*Local Authority:* Royal Borough of Windsor and Maidenhead – Band H

*Tenure:* Freehold with vacant possession

*Services:* All mains services, except for private drainage.

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

*Viewing:* Strictly by appointment with Savills.

SAVILLS MARLOW
36 West Street, Marlow,
Buckinghamshire, SL7 2NB
marlow@savills.com
01628 481 373

SAVILLS WINDSOR
The Gallery, 3 High Street,
Windsor, Berkshire, SL4 1LD
windsor@savills.com
01753 834600
savills.co.uk

IMPORTANT NOTICE
Savills, their clients and any joint agents 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 guidelines only and are not necessarily comprehensive. It should not be assumed that the property has all the 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. 181121RM