



Park Farm

Cookham Dean





Park Farm

Cookham Dean, Berkshire SL6 6PJ

An idyllic countryside home which offers extensive and luxurious accommodation, set within about 38 acres of stunning private gardens and grounds.

Heathrow (terminal 5) 19 miles. Knightsbridge 32 miles. Cookham 2 miles.
Henley-on Thames 8 miles. High Wycombe 7 miles. Marlow 2 miles. Maidenhead 4 miles.
Windsor 14 miles. Reading 14 miles. M4 (junction 8/9) 5 miles. M40 (junction 4) 5 miles
(all mileages are approximate)

Main House (4696 sq/ft)

Reception Hall, Drawing Room, Billiards Room, Family Room, Study, Kitchen/ Dining Room, Larder, Utility Room, Snug, Wine Cellar, Annex Kitchen/Breakfast Room, Master Bedroom Suite With Bespoke His & Hers Dressing Rooms and En Suite Bathroom, 5 Further Bedrooms (1 En Suite), 2 Family Bathrooms, 2 Cloakrooms

Ancillary Accommodation (1289 sq/ft)

Cottage comprising: Reception Hall, Living Room, Study, Kitchen/Breakfast Room, 3 Bedrooms, Bathroom, Shower room

Gardens & Grounds of about 38 acres

Tree Lined Driveway, Extensive Lawns, 2 Sun Terraces, Paddocks, Pond, Garaging & Carport, Old Barn & Adjoining Shed, Yard With Hard Standing

Agricultural Barn (4107 sq/ft)

Barn (currently divided into three sections)

Freehold

11,499 sq ft

Main House

Park Farm is a unique country residence skilfully and meticulously designed by the current owner which sympathetically combines both modern amenities with character features creating a substantial family home. Access from both the Eastern Winter Hill Road and Western Marlow Road entrances lead onto a tree line driveway, thereby creating a memorable first impression as you approach the property. The house is set within delightful grounds and is centrally positioned to take advantage of the picturesque views, seclusion and privacy. In addition to the main house there is ancillary accommodation in the form of a detached cottage and further outbuildings which include garaging, old barn and agricultural barn.

Ground Floor

A particular feature of the house is the spectacular drawing room with bespoke spiral staircase and polished concrete floors. Full height feature windows offer glorious views over the gardens and a vaulted ceiling gives the room wonderful light and a dramatic sense of space. The centre piece of this room is a bespoke open fireplace, designed by a local forge, which sits on an expansive slate hearth. The connecting billiards room offers additional and versatile reception space to entertain. The adjacent and well-appointed family room is a wonderful area housing a restored animal feed trough which is beautifully incorporated as window seating. The modern wood burner makes this room an intimate space in which to relax.

The superb kitchen/dining room has a lovely feel and is a real feature of this wonderful home.

Comprising of an extensive range of superb contemporary units, sweeping natural stone quartz counter tops, bespoke breakfast seating, a comprehensive range of integrated appliances and walk-in larder. The spacious dining area enjoys uninterrupted views over the grounds with sliding doors opening onto the sun terrace, perfect for outdoor entertaining. A unique feature of this room is the spiral staircase leading down to a snug, then onto a lower ground wine store. Adjoining the kitchen is the utility room with a range of high quality units, bespoke coat/shoe storage, laundry plumbing and direct garden access.

The versatile accommodation incorporates a further annex kitchen/ breakfast room or second utility/ boot room with separate staircase to the first floor. This section of the house along with the two annex bedrooms and bathroom upstairs can be closed off if required as separate living space.

First Floor

The sumptuous master bedroom suite has a plethora of windows giving spectacular and far reaching views over the grounds. The suite has "his & hers" fully fitted dressings rooms and a luxurious en suite bathroom featuring a free-standing bath and shower. There are five further bedrooms on this floor (one of which is en suite) and two bathrooms.

Cottage

To the south side of the house is a detached cottage. The well-presented accommodation comprises two reception rooms, kitchen/ breakfast room, three bedrooms, bathroom and shower room.









Outbuildings

There is a double garage and carport, old barn (in need of updating or converting), shed and an extensive agricultural building (4107 sqft).

Gardens, Grounds & Land

The grounds truly are a wonderful feature with a lovely mixture of gardens, paddocks, yard with hardstanding and arable land creating an outstanding setting for the property. A large expanse of well-maintained lawn surrounds the house which is in an elevated position taking advantage of the seclusion, privacy and views over open countryside. To the northern side of the house is a sizeable sun terrace, easily accessible from the drawing room which is a perfect space for 'al fresco' dining. A second sun terrace is accessed off the kitchen. To the south east of the house lies a pond which compliments this area of grounds and is a lovely feature.

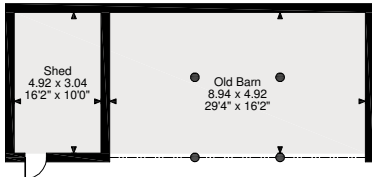
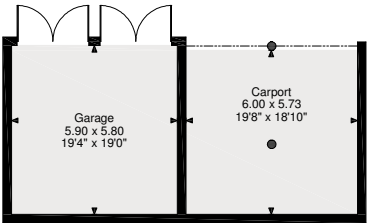
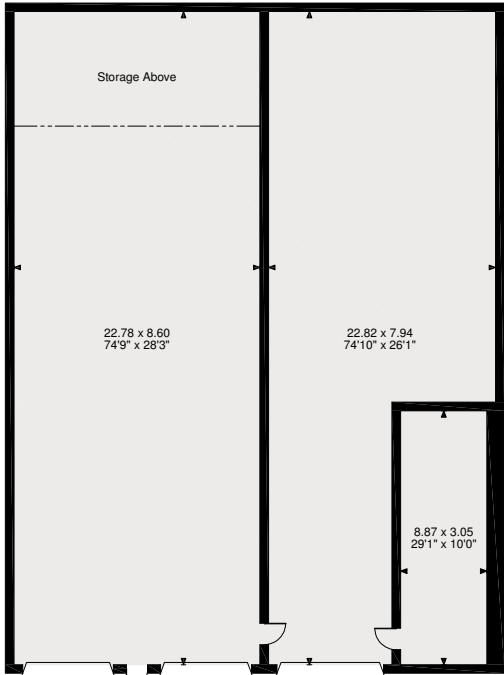
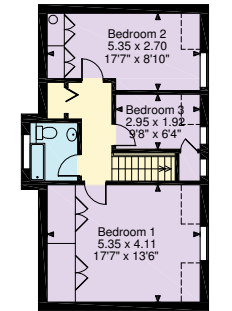
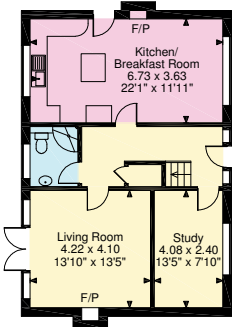
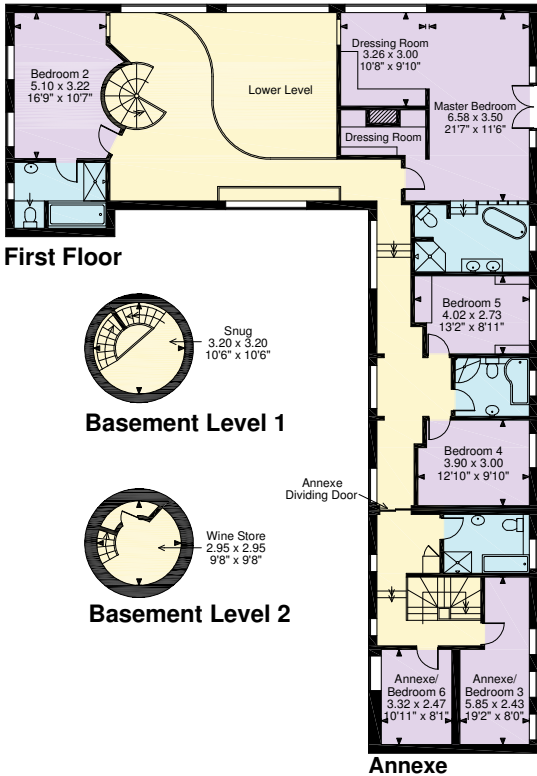
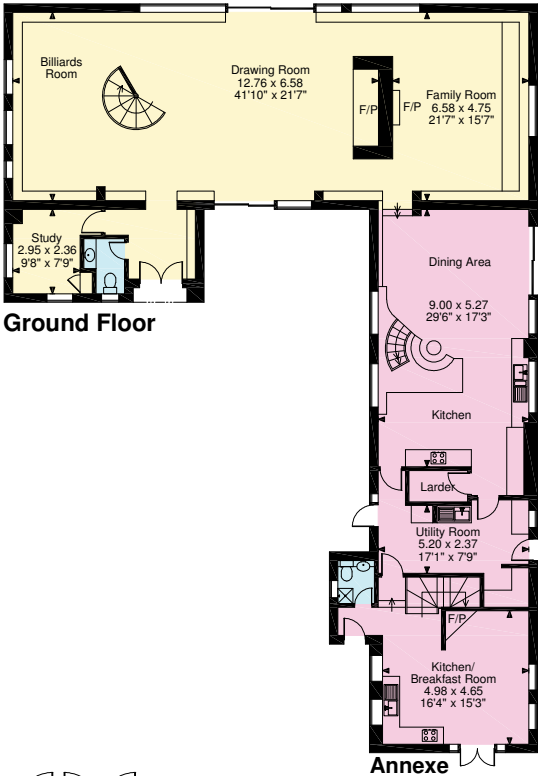
The arable land is currently contract farmed. Further details are available on request. A further 40 acres of land/woodland is available by separate negotiation.

Potential

- Application No. 14/01661 - Permission Granted and started. Replacement of a collapsed agricultural barn. Proposed barn plans & elevations available on request.
- Application No.16/01093 - Agricultural Determination approved. Construction of an agricultural barn 25m x 15m on the Eastern boundary. Details of the siting and design of agricultural barn available on request.
- Application No. 18/00050 - Construction of replacement cottage and barn following demolition of existing cottage and barn. Our clients long term plan was to replace and re site these two buildings. An initial application has been rejected due to time constraints for required seasonal ecological surveys, more details available on request.
- Dilapidated Old Barn & Shed with vast potential subject to obtaining any necessary planning permissions.

Floorplans

Main House & Annexe gross internal area = 4,696 sq ft / 436 sq m
Garage & Carport gross internal area = 757 sq ft / 70 sq m
Agricultural Barn gross internal area = 4,107 sq ft / 382 sq m
Old Barn & Shed gross internal area = 650 sq ft / 60 sq m
Cottage gross internal area = 1,289 sq ft / 120 sq m
Total gross internal area = 11,499 sq ft / 1,068 sq m



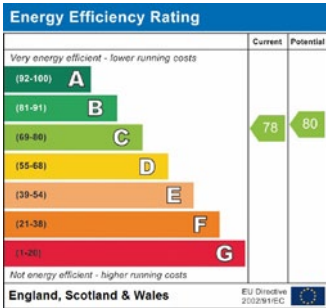
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The position & size of doors, windows, appliances and other features are approximate only.

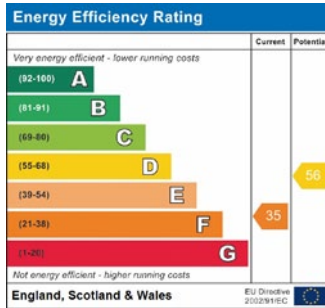
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Main House EPC



Cottage EPC



Situation

Park Farm enjoys a glorious and highly desirable semi-rural location in Cookham Dean. Set within 38 acres of beautiful Berkshire countryside yet still well-placed for the motorway network and rail access to London. Close to Cookham which offers a good range of local shops and facilities together with a railway station providing a connecting service to Paddington via Maidenhead. The current journey time to London Paddington from Maidenhead is from 20 minutes at peak times. Crossrail, the new high speed rail service, is due to begin running in 2019. The nearby riverside towns of Marlow and Maidenhead have a more extensive range of facilities including supermarkets, boutiques, restaurants and wine bars.

There are many highly regarded schools in the area including St Pirans, Claires Court and Highfield in Maidenhead; Herries in Cookham Dean; Papplewick in Ascot; Queensmead, St. Georges and Upton House in Windsor; Caldicott in Farnham Royal; Davenies and High March in Beaconsfield; Wycombe Abbey in High Wycombe; Bluecoats in Reading and Eton College. In the state sector are Cookham Dean Primary School, Sir William Borlase Grammar in Marlow, Reading Boys School in Reading and Furze Platt in Maidenhead. NB. Check catchments and admissions policies.

Sporting and recreational facilities in the area are varied and include golf at Winter Hill, Temple, Maidenhead, Marlow, Henley and Stoke Park; horse racing at Windsor, Ascot, Kempton, Sandown, Epsom and Newbury; polo at Smith's Lawn, Guards Polo Club and Royal County of Berkshire Polo Club; horse riding and walking in Windsor Great Park; flying at White Waltham Airfield; rowing at Maidenhead Rowing Club and Dorney Lake; boating and sailing at Longridge, Bray Lake and on stretches of the River Thames.

Services Main House: Mains – Water, Electricity
Private – Water (borehole) and Drainage
Central Heating – Ground Source Heat Pump

Services Cottage: Mains Water & Oil Central Heating

Local Authority: Royal Borough of Windsor & Maidenhead







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Fixtures and fittings: All items of fixtures and fittings, including carpets, curtains/blinds, light fittings and kitchen equipment are specifically excluded unless mentioned. Details Prepared November 2018

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