



# Stylish house with landscaped gardens

Winterdown, Stonehouse Lane, Cookham, Berkshire SL6 9TP

Freehold





Reception hall • 3 reception rooms • kitchen/dining room • 5 en suite bedrooms • cloakroom • utility room • garage & gated off-road parking • garden with swimming pool

#### Local information

Stonehouse Lane is a winding country 'no through road'. Set in a highly desirable semi-rural area near to Winter Hill, Cookham High Street and the attractive Cookham Moor. Despite its country feel it is well-placed for the motorway network and rail access to London.

Cookham Rise offers a good range of local shops and facilities together with a railway station providing a connecting service to Paddington via Maidenhead. The nearby riverside town of Marlow has a more extensive range of facilities including supermarkets, boutiques, restaurants and wine bars.

For leisure, there is excellent walking within the Thames Valley and Chiltern countryside and golf at various local courses, including Winter Hill and Temple. The area is popular with families and well-resourced with clubs for all tastes and abilities including the Bisham Abbey National Sports Centre just 2.5 miles away.

Winterdown is situated equidistant to the M4 and M40 motorways which both connect with the M25 network, linking with the M3.

There is extensive schooling in the area including grammar schools in nearby Buckinghamshire (subject to admissions criteria) and independent secondary schools in the area include Eton College,

St. Piran's, Claire's Court, Wycombe Abbey, Caldicott and Davenies.

#### About this property

Winterdown is a splendid modern home offering spacious flexible accommodation over three floors. Designed to offer elegant reception space with stylish décor which lends itself well to both formal entertaining and relaxed family living. The house has been designed so that many rooms take full advantage of the uninterrupted views across the garden to the countryside beyond.

One of the hi-lights of Winterdown is the bespoke kitchen/breakfast/dining room. Fitted with a comprehensive range of units, a large central island with an integral circular breakfast bar and inset ceramic hob, granite work surfaces, integrated Miele appliances including twin ovens, a combination microwave oven, steamer, coffee machine, dishwasher, freezer, refrigerator, and a Liebherr wine cooler. This has truly been designed to be the heart of the home. The dining space has an entire wall of bi-fold doors opening on to the sun terrace. This also takes full advantage of the outstanding views past the majestic beech trees to countryside beyond. The adjoining snug provides space to relax. The elegant sitting room has a Cotswold stone fireplace, front facing bay window and double doors opening out to the



rear terrace. The study with garden views, utility room and a cloakroom complete this floor.

Situated on the first floor is a sumptuous main suite comprising a spacious bedroom with a balcony taking advantage of the views. The bedroom also has two fully fitted dressing rooms and a luxurious modern bathroom with twin wash basins, a free-standing bath and a separate walk-in shower. Three further en suite bedrooms complete this floor.

The second floor is arranged to provide two adjacent bedrooms and an en suite bathroom. This level is adaptable and could be utilised as guest or au pair accommodation.

Winterdown is approached via electrically operated gates that open onto a shingle driveway with parking area to the front of the house and the double garage. Beautifully maintained flower beds contain a variety of clipped shrubs to provide visual interest and fencing/mature hedging ensures a high level of privacy.

The rear garden is principally laid to lawn featuring majestic beech trees providing dappled shade. Your eye is automatically drawn to the end of the garden with its beautiful vista of rolling Berkshire countryside. The spacious paved sun terrace adjoining the house is ideal for indoor/outdoor entertaining with access from the dining room, study and sitting room. The swimming pool area is edged with clipped box hedging and is the perfect centre piece for this wonderful outdoor relaxation/entertaining space.

#### **Services**

Mains - water, electricity & gas  
Private - drainage

#### **Tenure**

Freehold

#### **Local Authority**

Royal Borough of Windsor & Maidenhead

#### **Viewing**

Strictly by appointment with Savills





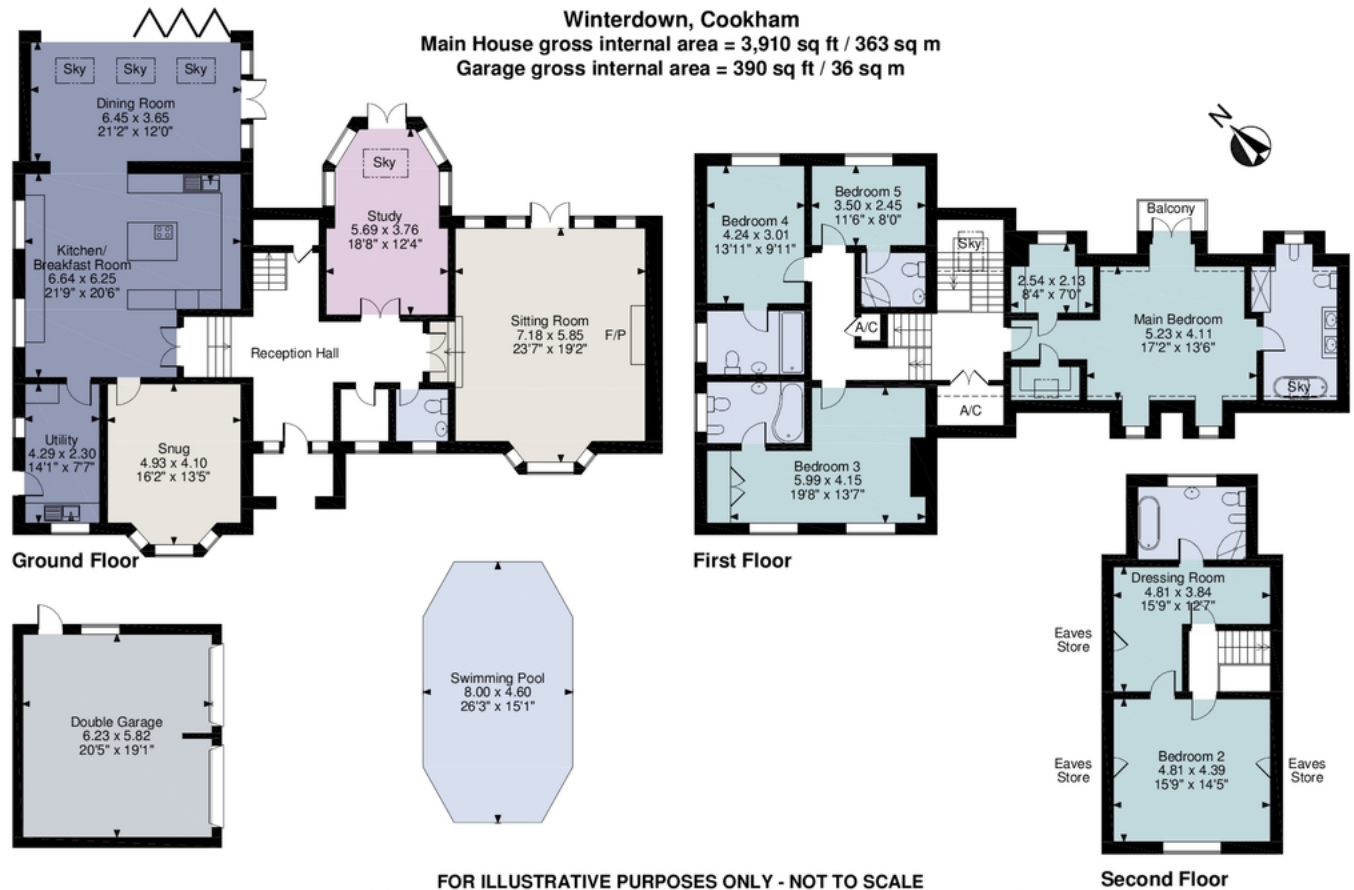
Winterdown, Stonehouse Lane, Cookham, Berkshire SL6 9TP  
Gross internal area (approx) 3910 sq ft  
Outbuildings 390 sq ft  
Total 4300 sq ft



savills

savills.co.uk

Emma Smith  
Savills Windsor  
01753 834 600  
windor@savills.com



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
□□□□ Denotes restricted head height  
© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8430979/SS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	77	81
EU Directive 2002/91/EC		

**Important notice:** Savills, their 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. 02029010 Job ID: 145354 User initials: JF

