

BARKER
STONE



Exquisite Coach House | Cookham, Berkshire SL6 |



CHARACTERFUL & CONTEMPORARY, CENTRAL YET SECLUDED...

Cookham High Street bustles with daily activity, resplendent in the sunshine, bunting strung along the olde worlde buildings celebrating another popular village event. Gorgeous boutiques, delightful cafés and renowned restaurants provide a mix of rustic charm and everyday convenience. The village is on the banks of the River Thames, with an abundance of leisure pursuits and marvellous outdoor scenery to enjoy.

A lane leads to the wonderfully central yet tucked away position of the Coach House where the exterior sets the tone for the delightful property - seamlessly blending old and new; a charming old red brick wall with inset modern electric timber gate with video entry provides access.

The gate leads into the impressive garden - an unexpectedly serene and relaxed ambience ; beautifully landscaped beds and borders and mature trees providing shady corners, the house itself exuding period charm wrapped in roses and ivy. A brick laid path leads to the timber front door and into the stylish entrance hall...





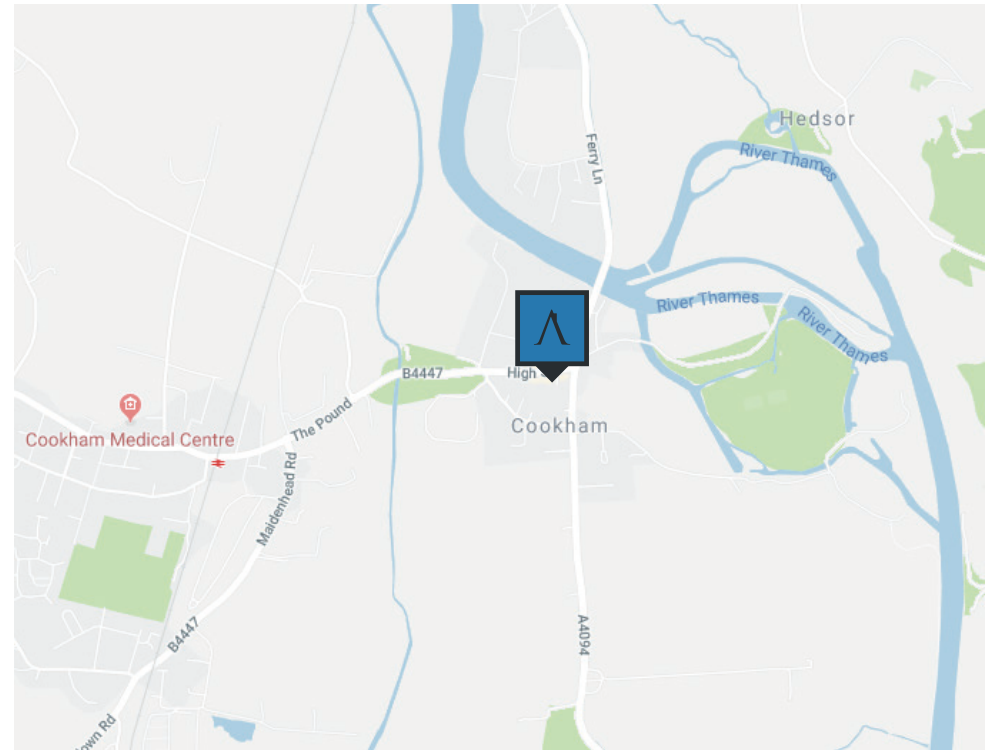
Impressive living spaces boast gardens on both sides, the bright flowing layout ideal for entertaining, yet easily closed off for cosy winter nights...

The tiled entrance hall leads left and right, reception rooms either side, a unique feature of the property is that each room has a magnificent outlook onto one, or both, of the gardens. A superbly sized dining room has plenty of space for dinner parties with a door leading into the garage and utility area. There is an adjacent open-plan study area with fitted desk, ample built-in storage and a lovely view of the garden. The downstairs w.c. has been enhanced with luxury fittings and boasts a walk-in shower, ideal for guests or those needing a ground floor bedroom. The marvellous dual aspect sitting room is large and light, an exposed brick fireplace with log burner the central feature, with double doors leading into the garden. The sitting room connects to the kitchen the two combining into a sociable entertaining area for family gatherings.

- Delightful character property
- Fantastic central Cookham location
- Walking distance of River Thames
- Stunning kitchen breakfast room
- Immaculately presented throughout
- Light, spacious accommodation

Beautifully presented, the kitchen is a homely and contemporary space, a range of fitted cabinets with integrated appliances around a large central island, a polished stone floor and marble work-surfaces providing a stylish finish. There is a lovely banquette seating area in the bay window with a stunning garden view whilst to the rear is the fantastic sun room - a great space to enjoy a morning coffee with double doors opening onto the private and generous east facing courtyard.

LOCATION



The Coach House is beautifully situated to take advantage of all aspects of Cookham life, the desirable location is highly convenient tucked in behind the High Street, just along from the Sir Stanley Spencer Gallery. Cookham village boasts the train station, country store, local independent stores and coffee shops, with fabulous gastro-pubs and restaurants a real draw for visitors and locals alike. The fantastic amenities and shopping of Marlow & Maidenhead are both within 3.5 miles whilst the M40 and M4 are both accessible within 5 miles. Mainline train services to Marylebone and Paddington are also within easy reach, with Crossrail serving the City due to run from nearby Maidenhead by 2020. There are numerous footpaths nearby, with the River Thames, just a short stroll from the property providing wonderful walks, a variety of events and plenty of riverside pubs.



Stairs lead up to the landing, original beams and timber doors contrasting perfectly with the soft neutral decor. The first floor has a wonderfully calm feel, the guest bedrooms are both comfortable doubles each with ample fitted storage, bedroom two boasting a vaulted beamed ceiling and dual aspect, they are served by the stunning shower room with walk-in shower, fitted vanity unit and underfloor heating. The hall continues to the incredible master suite; a large double bedroom with an array of stylish solid wood wardrobes and dressers is incredibly attractive. There is an exquisite ensuite with large walk-in shower, hand-built storage cabinets, w.c. and underfloor heating again.

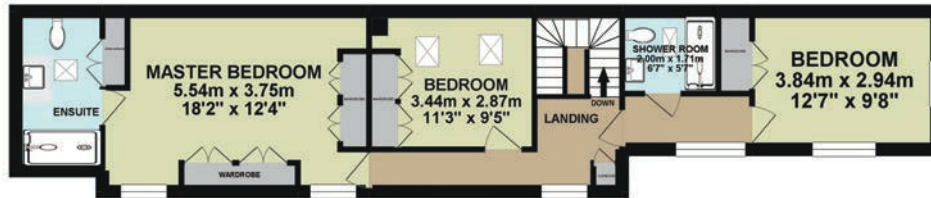
- Three bedrooms, three shower rooms
- Hand-crafted wardrobes and cabinets
- Stunning kitchen breakfast room
- Three reception rooms and study
- Large garage plus parking for three cars
- Marvellous, sunny front & rear gardens

Outside, a double garage with power door provides parking, even for large modern cars, and plenty of additional storage with a handy utility area. A window overlooks the rear courtyard with an internal door to the dining room meaning there is a possibility of converting to additional living space or a ground floor bedroom, subject to the necessary consents. There is ample parking outside the garage in addition to two private parking spaces immediately adjacent. Throughout the home the elegant and tasteful decor is matched by thoughtful touches and recent modernisations; all new double glazed upvc and timber frame windows, a water softener and cleverly created storage spaces to name a few.

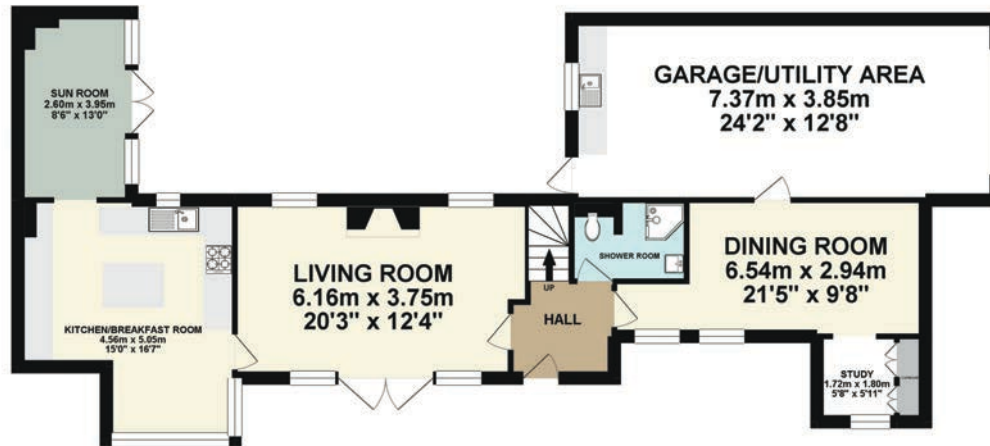




1ST FLOOR



GROUND FLOOR



TOTAL FLOOR AREA: 181.64 sq. m. (1955.16 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

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