

**THE HOLT
COOKHAM VILLAGE**





THE HOLT, BERRIES ROAD COOKHAM VILLAGE, SL6 9SD

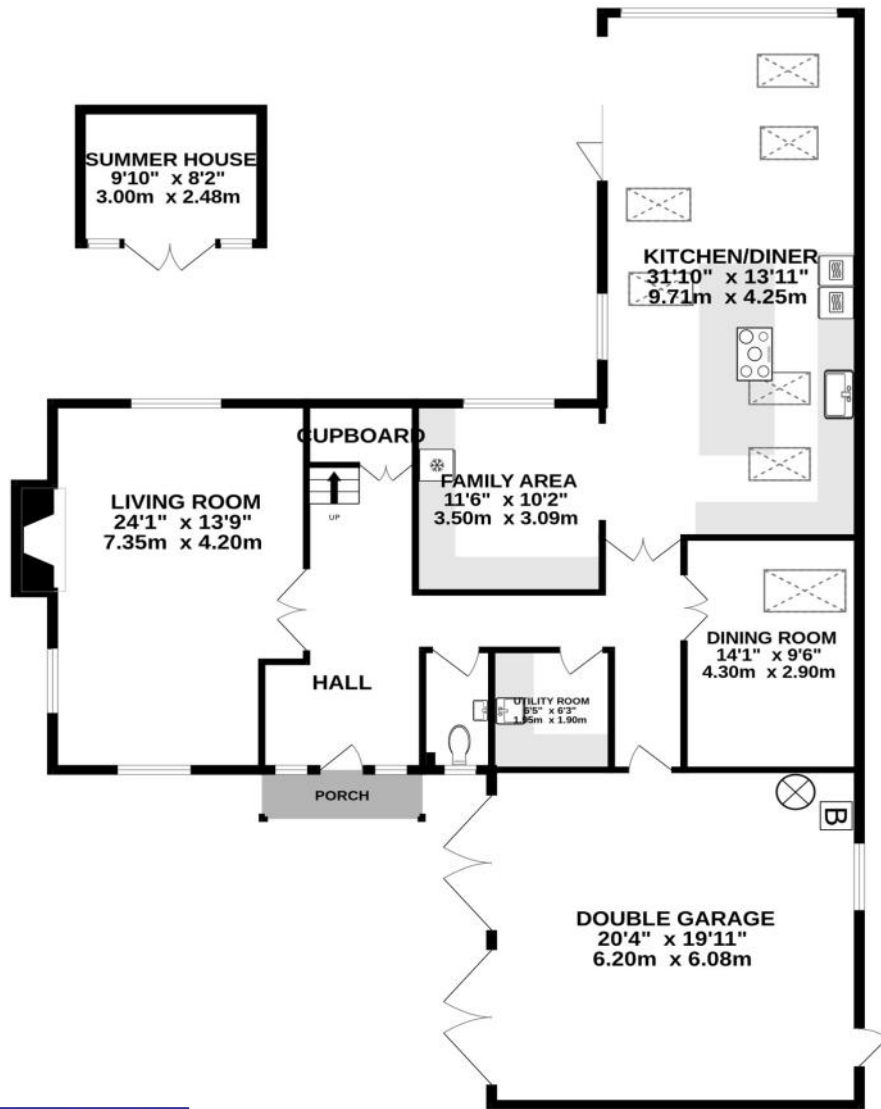
'The Holt' is an impressive 4 bedroom house with spacious living accommodation, which has undergone major modernisation to include a new kitchen, utility, stunning bathroom together with contemporary décor throughout. The private landscaped garden wraps around the garden which is South /West facing. The property is in the very best location and is approached from Berries Road across a long gravelled drive with parking for 4/5 cars. It is within a stone's throw of the picturesque & historic High Street, with a selection of 16th Century Gastro pubs, restaurants, boutique shops & cafes, together with lovely Thames riverside walks. The highly regarded Holy Trinity Primary school is just a very short walk and has regularly featured in the Sunday Times best primary schools list – voted 4th in the South East (12th in the whole of the UK) in 2023. The location of the property in the heart of the Cookham village community offers wonderful lifestyle choices, with numerous restaurants within walking distance, the river Thames very nearby and ideal for walks or evening drinks or picnics sitting by the river watching the boats or the racing at Cookham sailing club. Residents of the village can apply for membership of the Odney Club with heated swimming pool, tennis courts, riverside parkland grounds and Georgian clubhouse with members bar & restaurant. Shops catering for day to day needs are located in Cookham Rise including a convenience store, butchers, delicatessen, hairdressers, dentist & doctor's surgery. Cookham branch line train station (walking distance) connects to London Paddington and the newly opened Elizabeth line (direct access to Bond Street, Tottenham Court Road, Farringdon and Canary Wharf). The larger towns of Marlow and Maidenhead are a short drive away offering comprehensive shopping and leisure facilities together with easy access to the M4, M40, M25 & Heathrow Airport.

**FOUR DOUBLE BEDROOMS : MAIN BEDROOM WITH ENSUITE, EXCELLENT STORAGE AND A STUDY
BEDROOM TWO WITH ENSUITE : BEDROOMS THREE AND FOUR (DOUBLES)
BEAUTIFUL FAMILY BATHROOM
VAULTED KITCHEN/FAMILY/DINING ROOM WITH BIFOLDS TO GARDEN, ADJACENT SNUG/STUDY
DINING ROOM : DOUBLE ASPECT SITTING ROOM WITH WOOD BURNER
UTILITY : CLOAKROOM/WC
LARGE DOUBLE GARAGE
EPC : TBC COUNCIL TAX BAND: H**

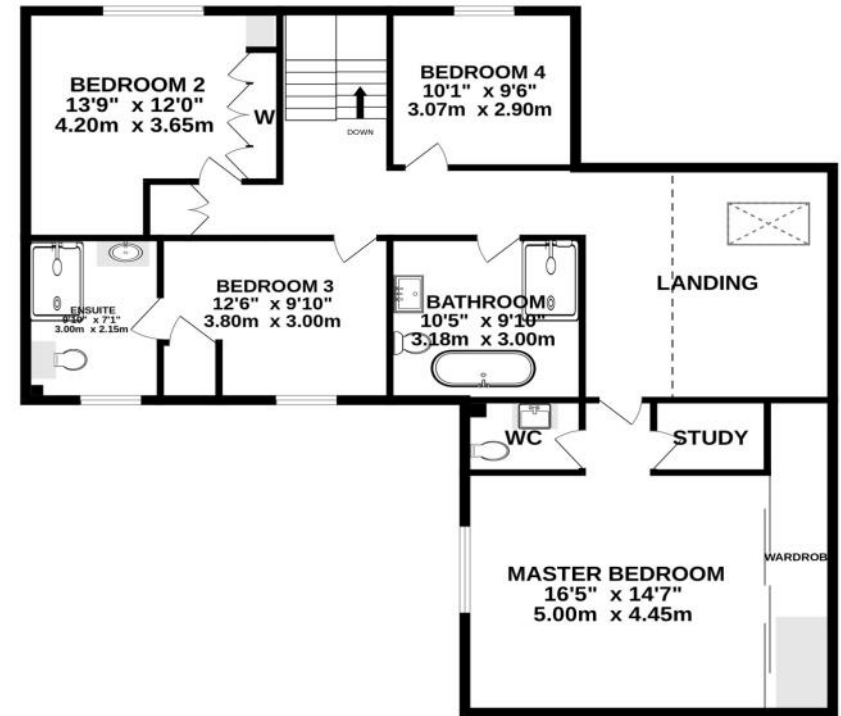
VIEWING HIGHLY RECOMMENDED

GUIDE PRICE : £2,279,000.00 FREEHOLD

GROUND FLOOR
1802 sq.ft. (167.4 sq.m.) approx.



1ST FLOOR
1149 sq.ft. (106.7 sq.m.) approx.



TOTAL FLOOR AREA : 2950 sq.ft. (274.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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