

# SPRING COTTAGE COOKHAM DEAN



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# **SPRING COTTAGE, SPRING LANE COOKHAM DEAN SL6 6PW**

Spring Cottage is a pretty 3 bedroom detached Victorian property. This charming individual house stands in an elevated position with delightful west facing gardens extending to over one third of an acre adjacent to and offering fine views of open countryside with a substantial outbuilding and potential to extend STPP. It is set on the edge of rural, picturesque and highly sought after Cookham Dean—a thriving rural village surrounded by National Trust land, a real hidden gem. It has an historic Village Church, a selection of gastro pubs/restaurants, and an excellent church & Primary School. Cookham train station provides an excellent service to London Paddington and the newly opened Elizabeth line brings the City within easy reach. The pretty riverside town of Marlow and the M4, M40 and M25 motorways, together with Heathrow Airport are all readily accessible.

**ENTRANCE HALL  
TRIPLE ASPECT SITTING ROOM AND LOUNGE WITH WOOD BURNING STOVE  
KITCHEN / BREAKFAST ROOM  
CLOAKROOM / UTILITY ROOM  
THREE FIRST FLOOR DOUBLE BEDROOMS  
FAMILY BATHROOM  
PRETTY COTTAGE WEST FACING GARDENS  
RURAL VIEWS TO THE REAR OVER FARMLAND**

**EPC : E COUNCIL TAX BAND: F**

**GUIDE PRICE : £950,000 FREEHOLD**

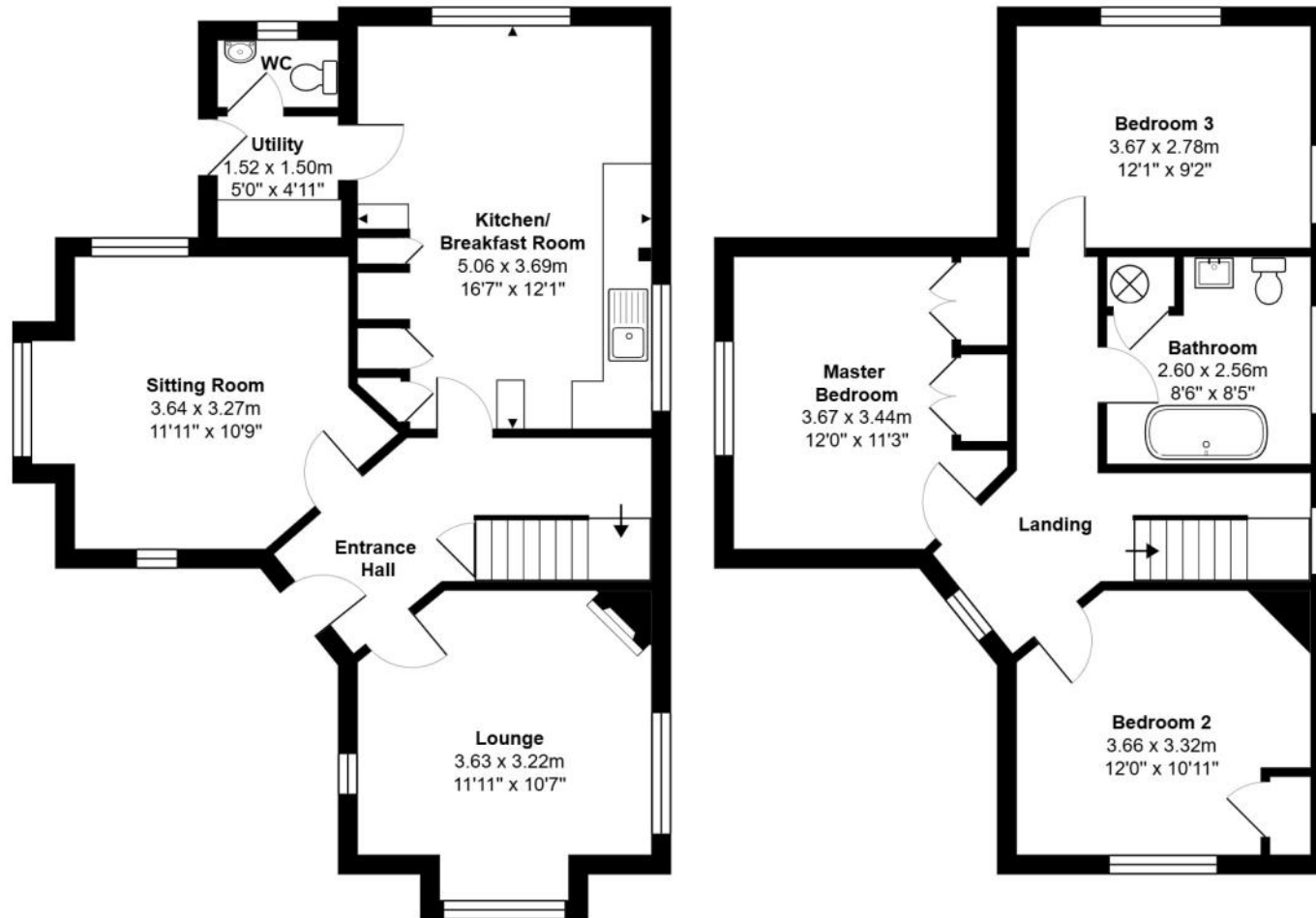


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## Spring Lane, Cookham Dean, Maidenhead, SL6 6PW

Approx. Total Area: 103.3 m<sup>2</sup> ... 1112 ft<sup>2</sup>



**Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.**

**PLEASE NOTE:** All mains services are connected (i.e. Water, Electricity & Gas), with the exception of mains drainage. Drainage at this property is to a septic tank. This is very commonplace in semi-rural areas such as Cookham Dean. In simple terms the waste drains to an underground tank. The solid matter sinks to the bottom and the water content is filtered into the ground, often to a soakaway (a large underground hole filled with e.g. shingle to aid filtration into the earth). A septic tank will typically need emptying every one to five years, depending on usage – costing around £200. This is a simple process and there are many Contractors locally – using a lorry and tube to take the waste away.





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**Directions:** From the Cookham office of PSK turn right and proceed towards Cookham Dean. Turn left up Hills Lane, passing Hardings Green on the left and the old cricket common on the right. Carry on past The Jolly Farmer Pub on Church Road. The road then becomes Spring Lane, carry on until you see Pudsey's Close on your right and you will find Spring Cottage a little further on your right.