



**GROVE COTTAGE  
COOKHAM DEAN**



# **GROVE COTTAGE, CHURCH ROAD, COOKHAM DEAN, SL6 9PD**

A charming & beautifully presented early 1900's four bedroom semi detached cottage tastefully modernised, re-modelled and extended, yet retaining many fine period features and character. The spacious entrance hall with attractive staircase and hidden utility, leads to an impressive high end kitchen and dining area with vaulted ceiling and doors leading to the garden. Double doors open to an stylish link area—the perfect place to enjoy a drink, catch up on the day and enjoy views of the garden. The ground floor extension provides a highly flexible space—either as an annexe, 4th bedroom with en-suite or home office/gym/media room. The charming lounge features a stylish wood burner as a focal point, pretty bay window and is open either side of the chimney breast to the parlour. Again a delightful additional reception room with a striking period fireplace. The current owners have modernised throughout at considerable expense, replacing all windows with painted hardwood sliding sash double glazed windows, new central heating system and addition of insulation to walls and floors. The plumbing and both bathrooms are brand new with luxurious fittings. The property is located in the heart of the village within a few minutes walk of several charming village Pubs, the historic St John the Baptist Church and the highly regarded Cookham Dean Primary School. Cookham Dean is a quintessential English village, surrounded by beautiful, elevated, rural views—a real hidden gem. There are lovely country walks and scenery throughout the village with pockets of National Trust land, including the old cricket green and several commons on the doorstep. Picturesque Cookham High Street with a selection of Gastro pubs, restaurants, boutique shops & cafes, together with lovely Thames riverside walks is just a short distance away. Further day to day shops can be found at Cookham Rise including a convenience store, butchers, delicatessen, hairdressers, dentist & doctor's surgery & the Cookham branch line train station connecting via Maidenhead to London Paddington and the highly convenient Elizabeth line . 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 and M25.

**HALL WAY : UTILITY**

**LARGE KITCHEN DINER WITH PATIO DOORS**

**LOUNGE : PARLOUR**

**LINK SITTING AREA : OFFICE/GYM/BED 4 WITH ENSUITE FACILITIES**

**3 DOUBLE BEDROOMS : FAMILY BATHROOM**

**PRETTY WEST FACING REAR GARDEN**

**EPC : D**

**COUNCIL TAX BAND : G**

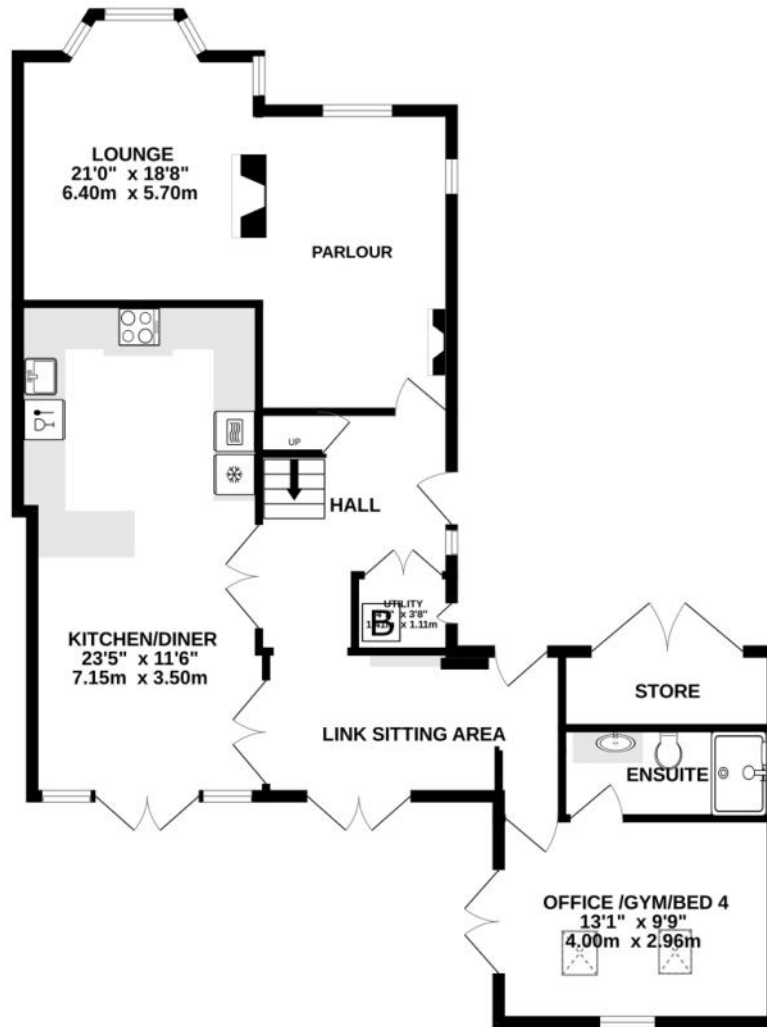
**PRICE GUIDE : £1,300,000. FREEHOLD**



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GROUND FLOOR  
944 sq.ft. (87.7 sq.m.) approx.



1ST FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



**Directions:** From our Cookham office proceed along Lower Road towards Cookham Dean. Upon reaching open countryside turn left up Hills Lane., passing Uncle Toms PH and the village hall opposite the old cricket green. Hills Lane changes name to Church Road at this point. Grove Cottage will be found on the right hand side immediately opposite the Church **at the top of the hill.**

TOTAL FLOOR AREA : 1437 sq.ft. (133.5 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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