



**ELDON COTTAGE, HIGH STREET, COOKHAM**  
**PRICE: £695,000 FREEHOLD**

**am** ANDREW  
MILSON

**ELDON COTTAGE  
HIGH STREET,  
COOKHAM  
BERKSHIRE SL6 9SF**

**PRICE: £695,000 FREEHOLD**

A character Victorian cottage, which has been newly refurbished to the highest standards with surprisingly spacious accommodation located in the picturesque Cookham High Street, offered to the market with vacant possession.

**TWO GOOD BEDROOMS:  
LUXURY PORCELANOSA FITTED  
BATHROOM:  
LIVING ROOM: DINING ROOM : GOOD  
SIZED MCEVOY & ROWLEY KITCHEN /  
BREAKFAST ROOM WITH UTILITY AREA  
AND CLOAKROOM:  
REAR GARDEN: GAS CENTRAL HEATING:  
QUALITY DOUBLE GLAZING:  
IMMACULATE ORDER THROUGHOUT:  
SOUGHT AFTER LOCATION:  
NO ONWARD CHAIN:**

**TO BE SOLD** Eldon Cottage is a character, Victorian cottage of good proportions which has been the subject of a complete refurbishment of the highest standard with quality fixtures and fittings including a Porcelanosa fitted bathroom, bespoke fitted kitchen with Cople appliances. The accommodation is surprisingly spacious with two good sized bedrooms and large bathroom on the first floor, two reception rooms with a long refitted McEvoy & Rowley kitchen leading to a utility area and cloakroom on the ground floor. The rear garden is easily maintained being paved and offers a high degree of privacy. Close by are pleasant riverside and country walks and the picturesque Cookham High Street offers a range of pubs and restaurants. Further amenities can be found in nearby Cookham Rise including doctors, food stores, pharmacy, further cafes and the branch

line railway station which connects to Maidenhead mainline station offering fast services, via Elizabeth Line into central London and beyond. The M4 and M40 motorways are easily accessible. The accommodation in further detail comprises:

Composite front door to **ENTRANCE VESTIBLE**



**LIVING ROOM** with downlights and double glazed window to front and shutter blinds, retro style radiator, wall light points and downlights.



**DINING ROOM** with retro style radiator, double glazed casement door to rear, wall light points, downlights, half glazed door through to



**KITCHEN/BREAKFAST ROOM** superb range of bespoke fitted cupboard kitchen units with a range of cupboards and drawers including pan drawers and shelving with an extensive quartz work surface, built in Cople microwave/oven and built in electric oven, built in dishwasher, built in multi sectioned waste bin, built in fridge freezer, built in electric hob with extractor over, one and half bowl deep butler style stainless steel sink, timber flooring, double glazed window to side, retro style radiator opening to **UTILITY ROOM** room with quality timber flooring, wall and floor cupboards with worktop over, stainless steel sink unit, stable door to outside, downlights.

## FIRST FLOOR

**LANDING** with retro style radiator, loft hatch with ladder, downlights and wall lights.



**BEDROOM ONE** with double glazed window with blinds to front, downlights, full width range of built in wardrobes.



**BEDROOM TWO** double glazed window to rear, retro radiator, downlights.



**BATHROOM** luxurious spacious bathroom with a quality Porcelanosa white suite of freestanding oval bath with taps and hand shower, pedestal basin, low WC, corner shower cubicle with curved screen and mixer bar with rainforest showerhead and hand shower and subway tiles, quality porcelain floor tiles, downlights, double glazed window, extractor fan, chromium heated towel rail and wall light points.

## OUTSIDE



**THE REAR GARDEN** is high degree of privacy is fenced three sides, with pedestrian access to rear, brick paviour seating area with steps up to larger paved area, brick planter with mature flower and shrub beds.

**DIRECTIONS** from our office in Station Parade, Cookham proceed East along Station Hill over the mini roundabout into The Pound and across The Causeway into Cookham High Street and Eldon Cottage can be found on the left.

**AC00002279**

**EPC BAND: C**

**COUNCIL TAX BAND: F**

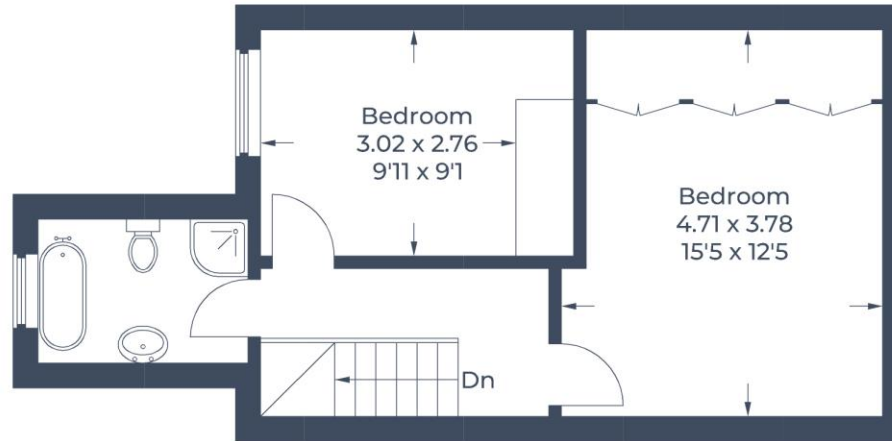
**VIEWING.** Please arrange to view with our **Cookham Office on 01628 531222.** We shall be pleased to accompany you on your inspection.

## MONEY LAUNDERING REGULATIONS:

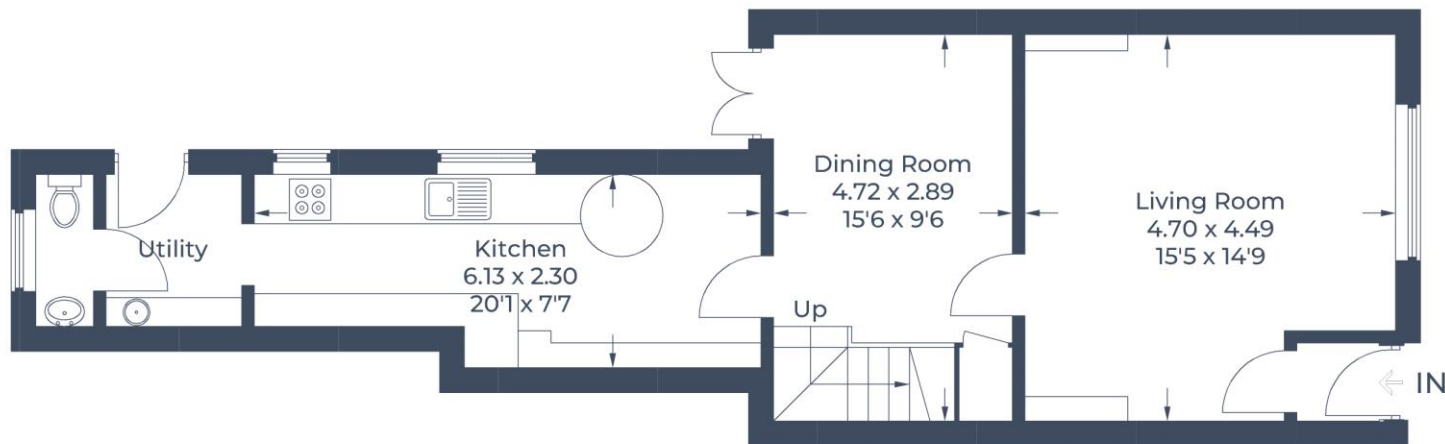
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale. For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed, nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

**Letting and Management:** We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details

Approximate Gross Internal Area  
Ground Floor = 54.1 sq m / 582 sq ft  
First Floor = 40.2 sq m / 433 sq ft  
Total = 94.3 sq m / 1,015 sq ft



**First Floor**



**Ground Floor**

Illustration for identification purposes only,  
measurements are approximate, not to scale.

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