

Thames & Country

Lansdowne

Kingswear Built · 2016 · Station, High Street & the Thames on Foot

Lower Road, Cookham Rise, Berkshire

Guide Price £950,000

3/4

BEDROOMS

2

BATHROOMS

South

FACING GARDEN

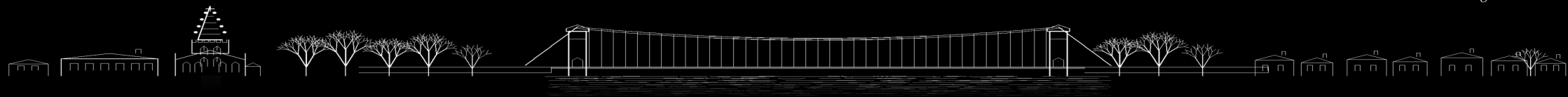
1,523

SQ FT

Freehold · Complete Chain · EPC Rating C · Council Tax Band E



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Thames & Country

Lansdowne

Lower Road · Cookham Rise · Berkshire

A light, spacious and intelligently planned family home, built in 2016 by bespoke developer Kingswear Ltd, with Cookham station, the village High Street and the Thames Path all on foot, and the chain complete.

Accommodation

Wide Reception Hall | Herringbone Flooring
18ft Bay-Fronted Sitting Room | Log Burner
19ft Granite Kitchen/Dining | Siemens Appliances
Underfloor Heating | Bi-Fold Doors to Garden
Bespoke Fitted Study / Bedroom Four
Principal Suite: Bedroom, Dressing Room & En-Suite
Two Further Double Bedrooms | Family Bathroom
Utility Room | Ground Floor Cloakroom

Key Features

Kingswear Built · 2016 Construction
The White Company Lighting | Plantation Shutters
1,523 Sq Ft | Freehold | Complete Chain
Extension Potential to Side/Rear (STP)

Gardens & Setting

South-Facing Landscaped Garden | Two Levels
Entertaining Terrace | Gated Side Garden











Thames & Country

Lansdowne

Few homes offer a lifestyle this walkable. From Lansdowne's front door, Cookham station is two minutes on foot, with Elizabeth line services into London via Maidenhead; Cookham's celebrated High Street, with its timber-framed pubs and restaurants, is an easy stroll away; and the Thames Path is close enough for a riverside walk before work or after school. Built in 2016 by respected bespoke developer Kingswear Ltd, the house is light, spacious and laid out with real intelligence, and with the sellers' onward purchase secured and the chain complete, a buyer here can move with rare certainty.

The wide reception entrance sets the tone: herringbone flooring runs through the hall, study, cloakroom and utility room, anchored by a striking staircase with oak handrails and dark-painted spindles. The sitting room sits to the front, its wide bay dressed in plantation shutters, with wood flooring and a log burner set within a brick-lined fireplace beneath an oak mantel. Light fittings from The White Company feature here and in the principal bedroom, staircase and landing.

The kitchen and dining room is the heart of the home: a granite-topped kitchen with central island and breakfast bar, fitted Siemens appliances and underfloor heating throughout. With the bi-folds drawn back on a summer evening, kitchen, dining table and terrace become one continuous entertaining space. Across the hall, the bespoke fitted study/family room works equally well as a fourth double bedroom, home office, playroom or snug. A utility room and cloakroom complete the ground floor.

Upstairs, the principal suite pairs a shuttered, panelled bedroom with a dedicated dressing room and en-suite shower room, joined by two further doubles, one with a bespoke floor-to-ceiling wardrobe, and a family bathroom with a large bathtub. Outside, the south-facing garden is landscaped over two levels: a broad terrace flowing straight from the bi-folds, with steps rising to a lawn bordered by mature trees. The driveway parks three cars, with the gated side garden taking two more when needed.





Lansdowne

Location

Cookham Rise, Berkshire

Easy commuter access to

Elizabeth line (via Maidenhead) · A404 · M40 · M4
Heathrow approx. 30 min · Marlow · Bourne End · Henley

Essential Information

Guide Price £950,000

Tenure Freehold

Chain Complete — onward purchase found

Built 2016 · Kingswear Ltd

EPC Rating C

Council Tax Band E — RBWM

Internal Area 1,523 sq ft (141.5 sq m)

Bedrooms 3/4 doubles

Bathrooms En-suite | Family bathroom | Cloakroom

Garden South-facing | Landscaped over two levels

Parking Driveway for three | Side garden for two more

Station Cookham 0.1 mile · Elizabeth line



LANSDOWN - COOKHAM



Total Approx Gross Area

141.53_{m2}

1,523.41_{Sqft}



01628 474000

www.thamesandcountry.co.uk

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. Made with Thames & Country ©2023

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