



AN INVESTMENT OPPORTUNITY IN A SEMI-RURAL COOKHAM LOCATION

1-4 GATE HOUSE COTTAGES,
SUTTON ROAD, COOKHAM, MAIDENHEAD, BERKSHIRE SL6 9QZ

Freehold

savills

FOUR THREE BEDROOM COTTAGES WITH GARDENS, GARAGE AND OUTBUILDINGS.

Cottage no.1 EPC=G Cottage no.2 EPC=E

Cottage no.3 EPC=G Cottage no.4 EPC=D

All cottages have mains electricity, gas and water.

Description

This is a unique investment opportunity to purchase four attractive three bedroom cottages formerly the gatehouse for White Place Farm. Two cottages have been created on either side on the central gated archway which is a prominent feature of the building. This striking Tudor style property provides character accommodation with large gardens in which to enjoy the outdoors. The Cookham location offers the rural vistas of the farm with the convenience of nearby Cookham.

Cottage 1

This cottage has a kitchen/breakfast room which is fitted with a range of units and benefits from a wood burner and larder. The sitting room has a feature fireplace which provides a focal point for this cosy space. On the first floor are three bedrooms and the family bathroom. The master bedroom with striped wooden floors leads to the excellent family bathroom which features a roll top bath. There are two further bedrooms on this floor. The garden to this cottage is principally laid to lawn with a decked seating area ideal for 'al fresco dining'.

Cottage 2

This cottage has a kitchen fitted with a range of attractive cream shaker style units and wooden work surfaces. There is a dining room with views to the front of the property and a charming sitting room is double aspect with a feature fireplace. On the first floor are three bedrooms and a family bathroom which features a roll top bath and shower cubicle. The garden has a sizable vegetable garden with the remaining garden laid to lawn. Cottage No. 2 also benefits from a garage and utility shed.

Cottage 3

This cottage has a kitchen fitted with a range of pine units. The delightful garden room offers a space to enjoy the garden. The dining room is open plan to the sitting room with a feature brick fireplace. On the first floor are three bedrooms and a family bathroom. The pretty master bedroom has views to the garden and also allows access to bedroom three. The outside space has a terrace with raised flower and shrub borders. There is also a well maintained vegetable garden and greenhouses.

Please note that this tenant has a protected tenancy.



Cottage 4

This cottage has a shaker style fitted kitchen offering a range of units with a utility cupboard. The garden room offers a space in which to enjoy the garden views. The charming sitting room has an inglenook fireplace giving this room warmth and character. On the first are three bedrooms and family bathroom. The master bedroom has views to garden and a charming feature fireplace. The garden is principally laid to lawn with a gravelled patio.

Situation

Nearby Cookham High Street offers a fine selection of boutique style shops, pubs and restaurants with everyday shopping needs catered for at Cookham Rise which is approximately half a mile distant. The picturesque town of Marlow is situated nearby and offers an excellent range of shopping, schooling and leisure facilities. British Rail connections to London (Paddington) are available from Cookham Rise (via the branch line to Maidenhead). Cookham is conveniently located for access to the M4 at Maidenhead (junction 8/9), which in turn provides access to the M3, M25 and Heathrow Airport, and the M40 (junction 4).

Leisure and sporting facilities in the area include the David Lloyd Centre and Magnet Leisure Centre in Maidenhead; golf at Maidenhead, Marlow, Temple, Harleyford and Henley golf clubs; horse racing at Windsor, Ascot and Newbury; boating and sailing on the River Thames and at nearby Henley, home to the renowned Henley Regatta. The area is renowned for its education with a wide range of schooling, both state and independent and local schools include Cookham Dean Primary and Herries in Cookham Dean, St.Piran's and Claires Court in Maidenhead and Sir William Borlase Grammar in Marlow.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing Strictly by appointment with Savills.

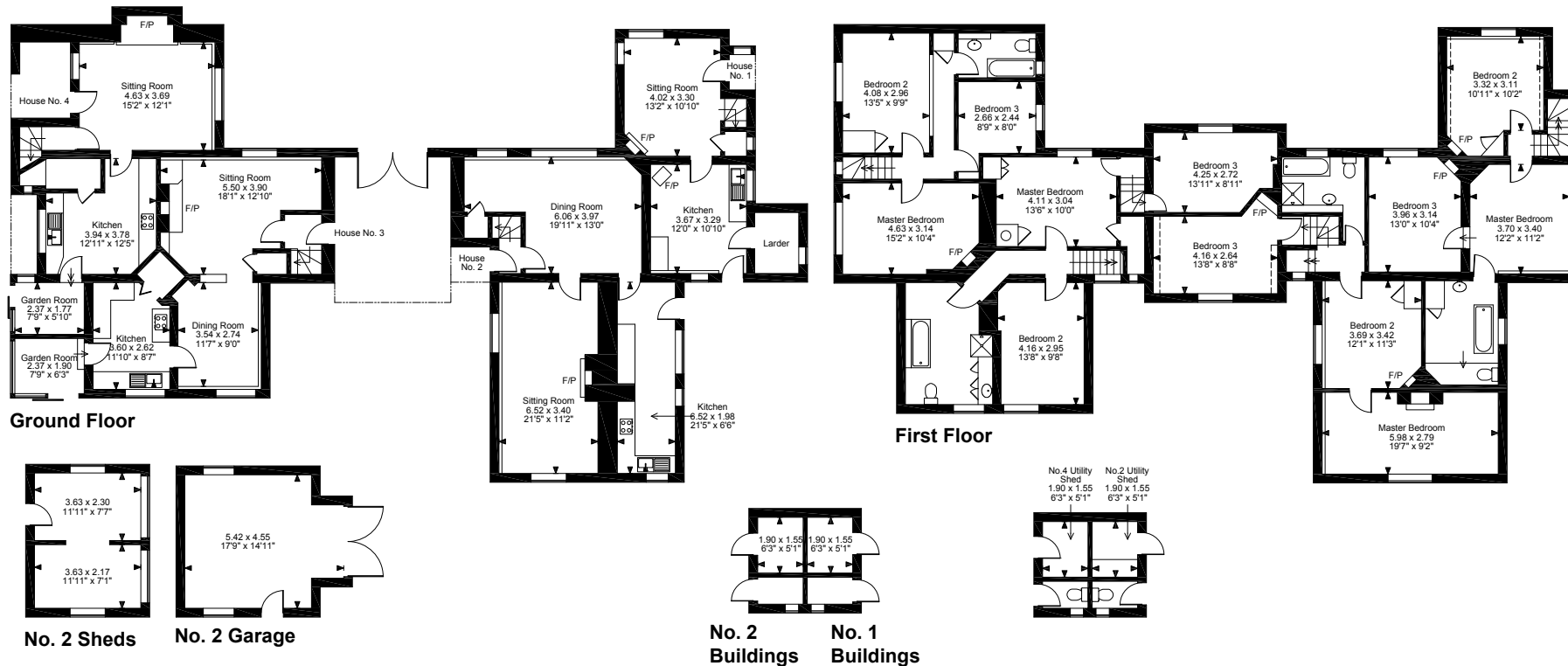


Cottage Number	Current Rent P/A	Council Tax Band	Tenure
1	£7,500	D	AST
2	£15,000	D	AST
3	£7,860	D	Protected tenancy
4	£11,160	D	AST



FLOORPLANS

House No. 1 gross internal area = 876 sq ft / 81 sq m
 House No. 2 gross internal area = 1,223 sq ft / 114 sq m
 House No. 3 gross internal area = 1,149 sq ft / 107 sq m
 House No. 4 gross internal area = 911 sq ft / 84 sq m
 House No. 1 Buildings gross internal area = 49 sq ft / 5 sq m
 House No. 2 Garage gross internal area = 241 sq ft / 22 sq m
 House No. 2 Outbuildings gross internal area = 278 sq ft / 27 sq m
 House No. 4 Utility Shed gross internal area = 49 sq ft / 5 sq m
 Total gross internal area = 4,776 sq ft / 445 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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