



Hurst Place
Bradcutts Lane | Cookham | Maidenhead | Berkshire | SL6 9AA



HURST PLACE



A beautiful period country estate set on a plot of over 7 Acres, with self-contained guest accommodation. Hurst Place was built in 1906 for Lord Meston and his family and boasts six spacious bedrooms, many with en-suite and dressing rooms. Hurst Place is a nod to quintessential Britain and is a private luxury country retreat. It offers an excess of 7000 sq ft accommodation in the main house whilst the detached one-bedroom bungalow and gym offers 1338 sq ft. The whole place screams character, from the large central ceiling roses, the choice of feature fireplaces or the imposing Oak staircase. It's only 1.4 miles to Cookham or 3 miles to Marlow. You can get a train from Cookham via Maidenhead to London Paddington in just over an hour. There's some great pubs and restaurants including many Michelin 3 and of course, you've got the bustling highstreets of Cookham, Marlow and Henley all within a short drive.*



KEY FEATURES

Accommodation summary

Hurst Place was built in 1906 and offers seven bedrooms, most with en-suites and dressing rooms, and offers flexible living accommodation with a self-contained bungalow and gym complex. The main house has large formal and informal rooms and oozes character with its large entrance hall and Oak staircase. The grounds are over 7 acres and made up of formal gardens, entertainment areas and currently a football pitch, which used to be tennis court lawn. The grounds also feature a large electric gated entrance with a sweeping driveway that has parking for many vehicles.

Ground Floor

As you enter Hurst Place via the large front door you are met with a feeling of grandeur. To your left is the Water Closet with its in-keeping fixtures and fittings, through the next door and you're into the entrance hall, with its large feature fireplace and Oak staircase with plenty of storage underneath, through the door to the right and you're into my favorite room, the library, have you ever seen such a large ceiling rose? Back out into the hallway and you are soon in the living room with its large windows and plenty of room for the whole family, then you're into the dining room with its large bay window, through this room into the TV room, with its pull-down cinema screen, a real hub for any family. The study is just off the TV room and so is the Kitchen which has been arranged with a back entrance allowing staff to come and go as they please. There is also a staff day room, wine cellar and two pantries as well as utility room and much, much more.

First Floor

Up the Oak stairs onto the landing and turn right you will find the impressive main bedroom suite with two dressing rooms and en-suite bathroom, second study and bedroom two with its own en-suite and possible dressing room dependent on if you use it for the main bedroom or not, to the left of the landing you will find the additional bedrooms and bathrooms and is an ideal part of the house for children and could easily accommodate au-pair accommodation. You can also access the secondary staircase bringing you back down to the Kitchen and pantry corridor.





















KEY FEATURES

Bungalow - Gym

Some distance from the main house is the bungalow, with its large open plan living room and modern kitchen, bedroom, dressing room and en-suite.

Adjoined to the bungalow is the gym with mirrored walls and its own shower room.









KEY FEATURES

Outside

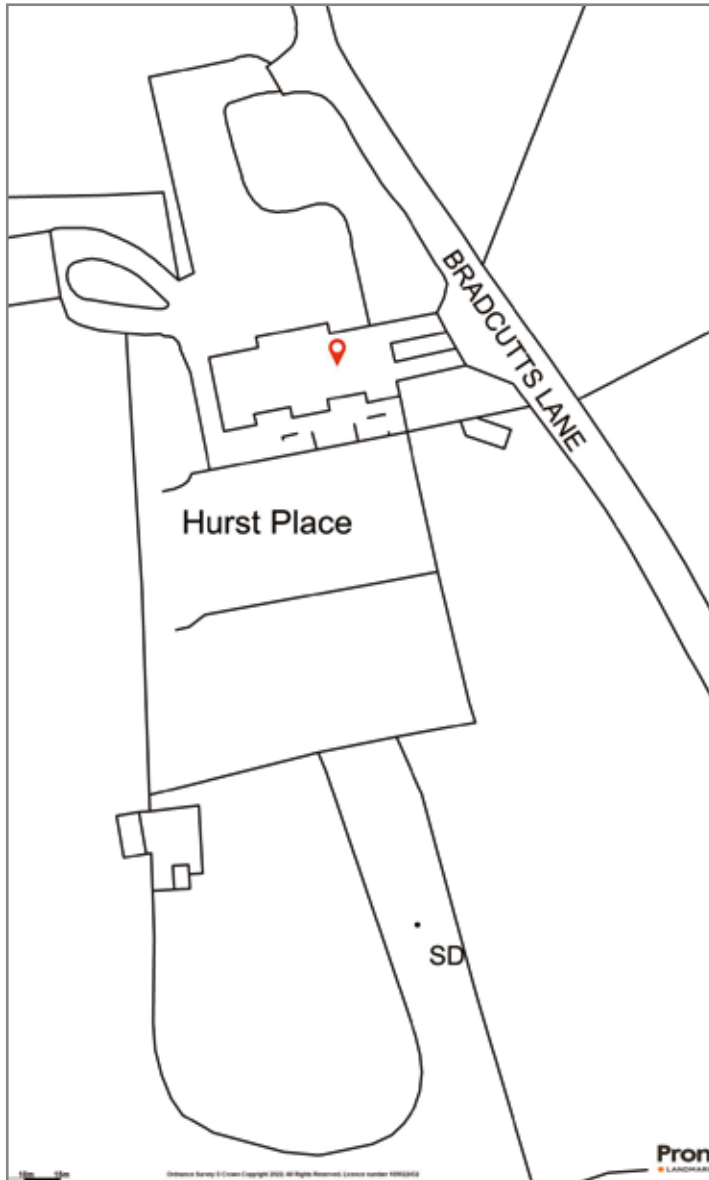
Hurst Place's grounds are made up of some seven acres and start with an impressive, gated driveway with the remains of a grass tennis court on your right as you enter currently used for football. As you sweep round and catch your first glimpse, you know you're in for something very special. The landscaped grounds have been well maintained and are set out as entertaining terraces, formal gardens and lawns, outdoor kitchen, oven, and BBQ area. The grounds are secluded and offer a high degree of privacy and really come into their own at night with an array of lighting and entertaining spaces this truly is a magical country estate.

Location

Located to the North of Cookham and within walking distance to the high street, Hurst Place is a charming country estate offering privacy in over 7 acres of gardens, it's within the catchment of some of the best schools in the country, both the M40 and the M4 are easily accessible as well as a choice of railway stations giving access to London Paddington and of course Heathrow Airport is only 30 minutes away by car. Marlow and Henley are also both within a short car ride away with their choice of independent shops, pubs, and restaurants.







INFORMATION

Services
Mains water, gas, and electricity

Tenure
Freehold

Council Tax Band:
H

Local Authority
Royal Borough of Windsor and Maidenhead

Viewing Arrangements
Strictly via the vendors sole agents Fine & Country on 01491 352552 / 07810 567 862

Website
For more information visit www.fineandcountry.com/uk/Henley

Opening Hours:
Monday to Friday - 9.00am to 6.00pm
Saturday - 9.00am to 3.00pm
Sunday & late evenings - By prior arrangement

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Hurst Place, Bradcutts Lane, Cookham Dean

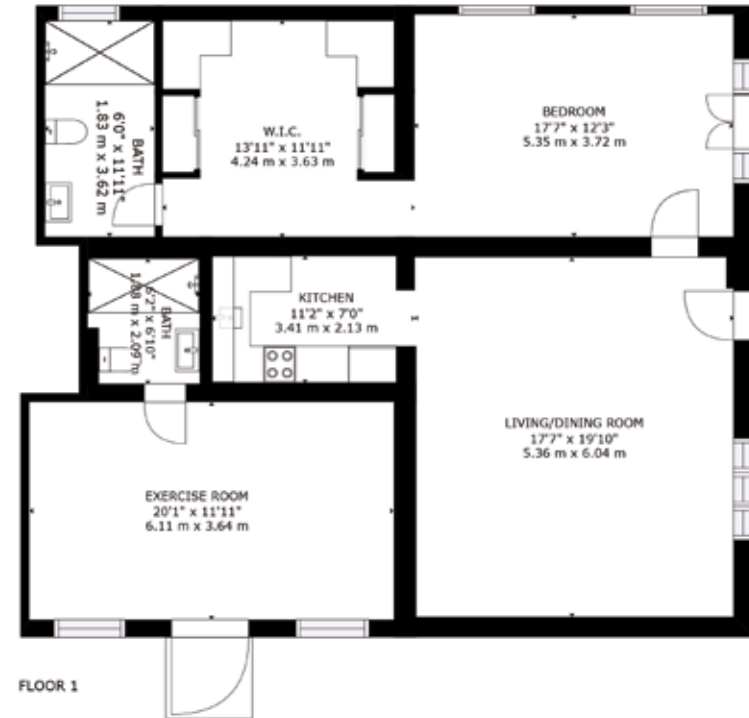
Approximate Gross Internal Area: 7690 sq ft (714 m²)
 Floor 1 : 3864 sq ft (359m²) Floor 2 : 3826 sq ft (355 m²)
 Excluded areas: Patio : 240 sq ft (22 m²)



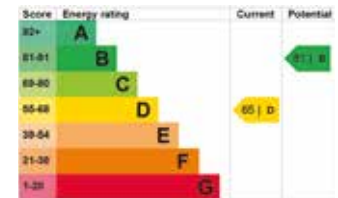
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Hurst Place, Bradcutts Lane, Cookham Dean - The Annex

Approximate Gross Internal Area: 1248 sq ft (116 m²)



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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



ALUN GRAHAM

PARTNER AGENT

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Alun has been in the real estate industry for over 25 years and brings a bespoke and tailored marketing strategy for each of his clients, having a deep understanding that each property has its own story. Supported by the dynamic marketing tools Fine & Country has to offer, Alun is well positioned to aid clients in achieving the best results for their home as well as advising clients on their next purchase, whether that be locally, nationally or Internationally. Alun passionately believes maximising the value of the client's property is paramount, balanced with an exceptionally high level of customer service offered throughout the whole process. You will have your very own property consultant with Alun, not just an estate agent. Alun lives in Emmer Green with his wife and two daughters and in his spare time he enjoys Cycling and generally spending as much time out in the countryside as possible with his family and Jack Russell 'Maisy'.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation



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