



## FIVE BEDROOM RIVERSIDE HOME WITH SUPERB VIEWS AND AN IMPRESSIVE MOORING

MOONKRAKER, STONEHOUSE LANE,  
COOKHAM DEAN, BERKSHIRE, SL6 9TP

Guide Price £3,250,000 Freehold

savills

## STUNNING PROPERTY IN SECLUDED LOCATION

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**Guide Price £3,250,000 Freehold**

Riverside home with fantastic views ♦ Set in about 1 acre of gardens and mooring ♦ Well-regarded location ♦ Beautiful home complete to a high specification ♦ Well suited for entertaining and family life

### Situation

Stonehouse Lane is a no through road adjoining open countryside and, although enjoying a semi-rural setting, is within easy reach of the motorway network and fast rail access to London. Cookham Rise, about 1.5 miles away, provides a good range of local shops and facilities together with a railway station providing a connecting service to Paddington via Maidenhead. Marlow (about 2 miles) offers a more extensive range of facilities including a variety of restaurants and wine bars.

There is excellent walking within the Thames Valley and Chiltern countryside, boating and sailing on the River Thames and golf at various local courses, including Winter Hill and Temple. The M4 and M40 motorways both connect with the M25 network and Heathrow, via the M4, is about 20 miles away. Schools, both state and private, are well catered for the in the area.

### Description

A superb opportunity to acquire a stunning contemporary riverside residence, built by the Hencan Group who specialise in luxury bespoke properties using modern construction techniques and incorporating state-of-the-art technology to suit the needs of a modern lifestyle.

Moonraker is a striking five bedroom house of modern design that occupies an elevated position to take full advantage of the beautiful views across the river and open countryside beyond.

The accommodation is arranged over three levels and comprises; reception hall, formal drawing room, study, kitchen/dining room (see note below), cinema room, sauna room, games room, changing room/shower, wine store, 2 cloakrooms, master bedroom suite, guest suite, three further bedrooms (all en suite), with balconies overlooking the river. A detached garage and a covered carport are set behind a gated entrance.

NOTE: please note that the kitchen units and appliances are not currently installed and purchasers will need to acquire and install their own. The kitchen space is a large open plan room with outstanding views over the garden down to the river.



**Tenure:**

Freehold

**Local Authority:**

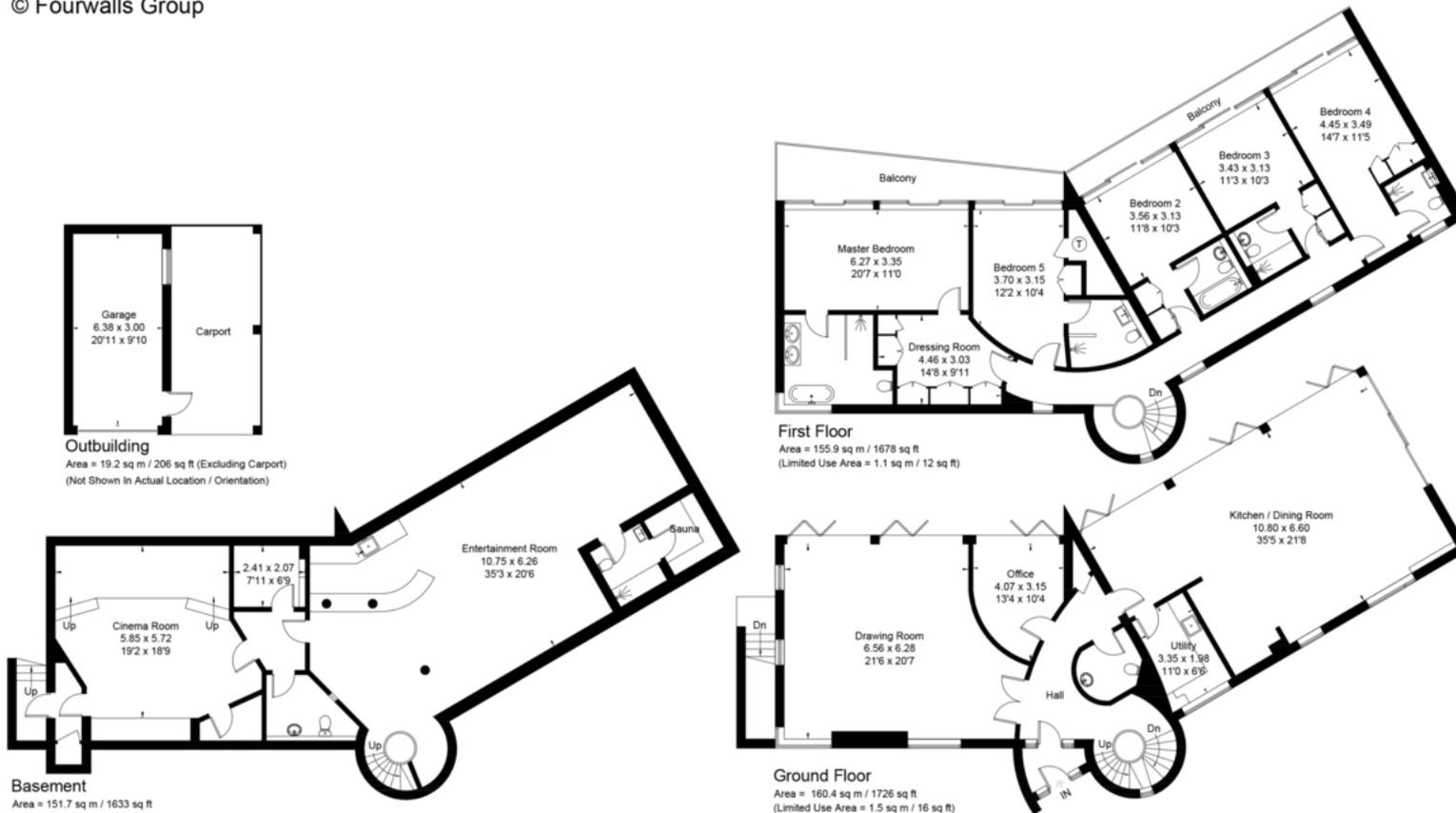
Royal Borough of Windsor and Maidenhead

**Viewing:**

Strictly by appointment with Savills



Approximate Area = 468.0 sq m / 5037 sq ft  
 Including Limited Use Area (2.6 sq m / 28 sq ft)  
 Outbuilding = 19.2 sq m / 206 sq ft (Excluding Carport)  
 Total = 487.2 sq m / 5243 sq ft  
 For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		94
(81-91) <b>B</b>	86	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	