



## Spade Oak Reach Cookham SL6

Experience a serene river lifestyle with this expansive mooring plot, complete with residential planning for a boat and additional mooring for leisure craft. This 1,125 sq. m. plot boasts riparian rights to the river bed's mid-point and a generous 27 metres of river frontage. Accessed via Stonehouse Lane through a secure gate on a private paved road, it includes a mature garden with a lawned area, flower beds, trees, and a vegetable patch.

The plot features a 6 m. x 4 m. wooden summerhouse, a practical potting shed, and a small greenhouse. A carport and additional parking for three vehicles enhance convenience, alongside a metal garden storage shed with utilities for comprehensive upkeep. The plot also includes a 1400 l. fuel tank and a borehole with an electric pump, ensuring a sustainable water supply without charges or licences. Access is via a right of way over adjacent land.

### KEY FEATURES

**Freehold mooring plot with residential planning consent for one residential boat**

**Land approx. 45 m. x 25 m. = 1,125 sq. m. or 0.113 hectares. River frontage 27 m.**

**Central ramped pedestrian access jetty with two mooring piles 20 m. apart**

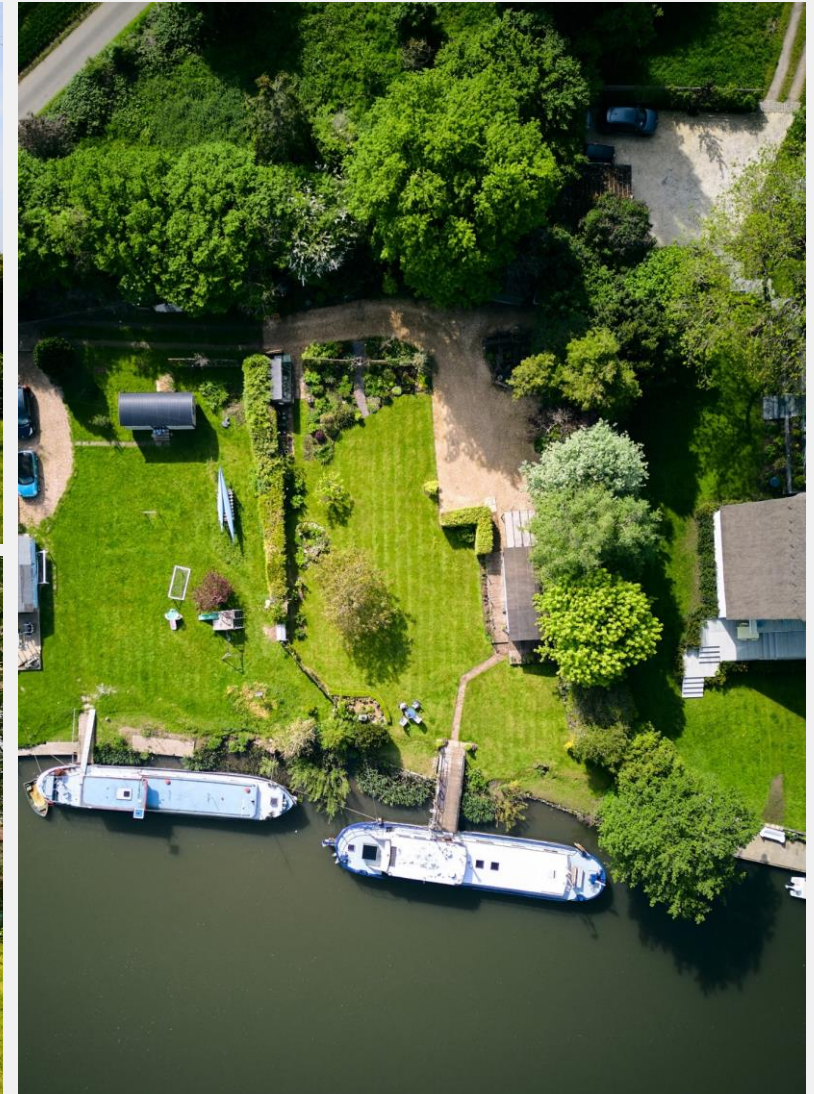
**Borehole with electric pump for potable water supply**

**Car port and easy parking for three more vehicles on gravel drive**

**Tranquil living and the freedom to explore the waterways**

**Council tax band A**

**£230 per annum payable to the Environment Agency**





## KEY INFORMATION

<b>Local authority:</b>	Windsor & Maidenhead
<b>Council tax band:</b>	A
<b>Land area:</b>	45 m. x 25 m. / 0.113 hectares approx.
<b>River frontage:</b>	27 m.

## SPADE OAK REACH, COOKHAM SL6

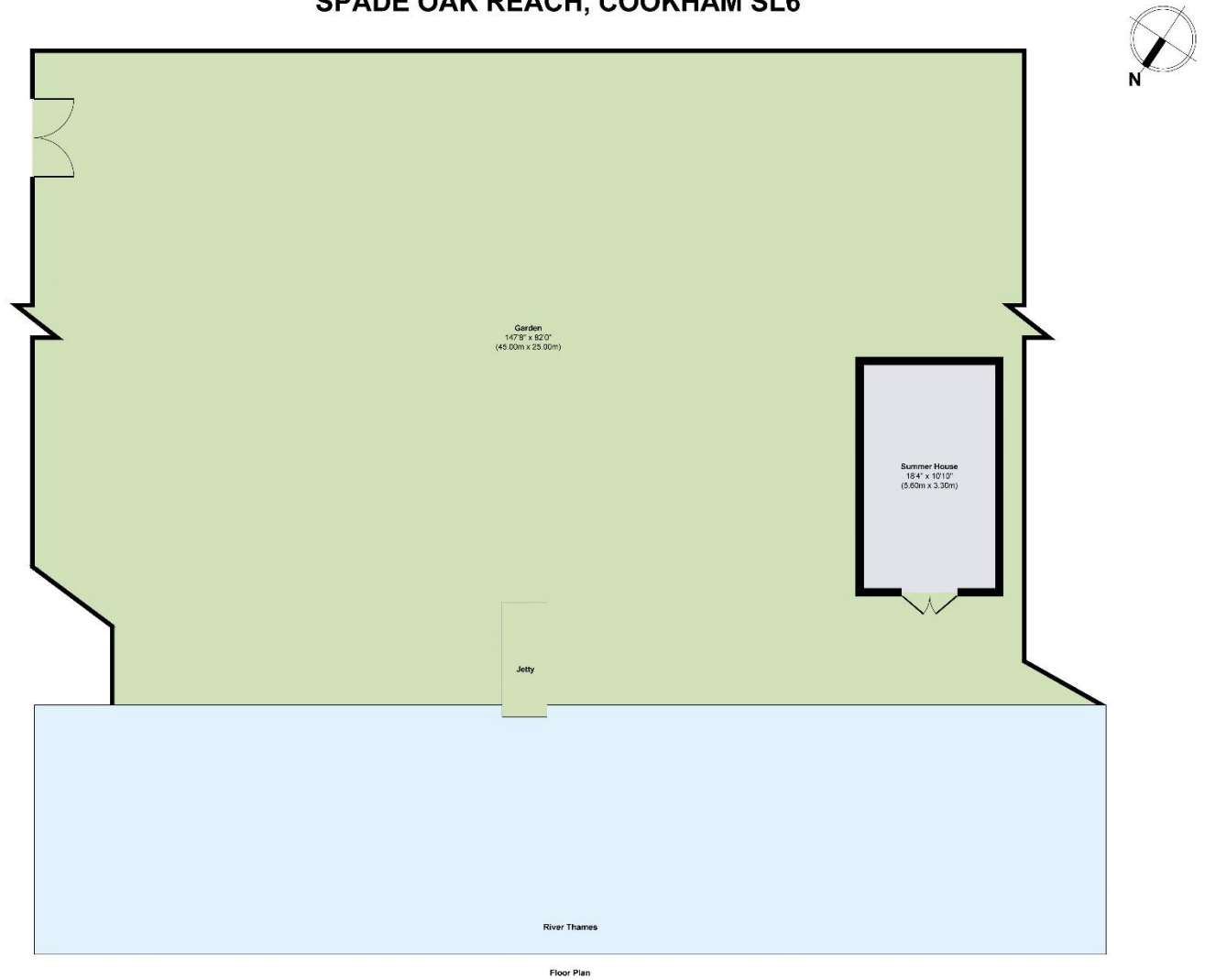


Illustration for identification purposes only, measurements are approximate, not to scale.