



RIVERSIDE MANOR

BUCKINGHAMSHIRE



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## BUCKINGHAMSHIRE

A landmark new mansion of ambassadorial proportions located in a magical riverside setting on the banks of the River Thames at Cookham. The property has been designed by renowned architects EPR in London together with William Bertram in Bath, and constructed and finished by the owner to an exacting specification.

Approached over a sweeping cobbled driveway, the property stands in manicured gardens of about 4.3 acres and features 4.8m high ceilings and five main reception rooms on the ground floor. This palatial state-of-the-art house further comprises a double master suite with a river view balcony, six further bedroom suites on the first floor, an indoor pool with gymnasium and spa facilities, a cinema room, games room and a ballroom with seating for 230 guests.

Also located within the grounds are a guest house, three staff cottages, a boat house with a superb guest apartment and a tennis court. The location is perfect for access to London, Heathrow Airport and the M4/M40, with superb restaurants nearby including the Waterside Inn and The Fat Duck.













MAIN ENTRANCE



LINK BRIDGE





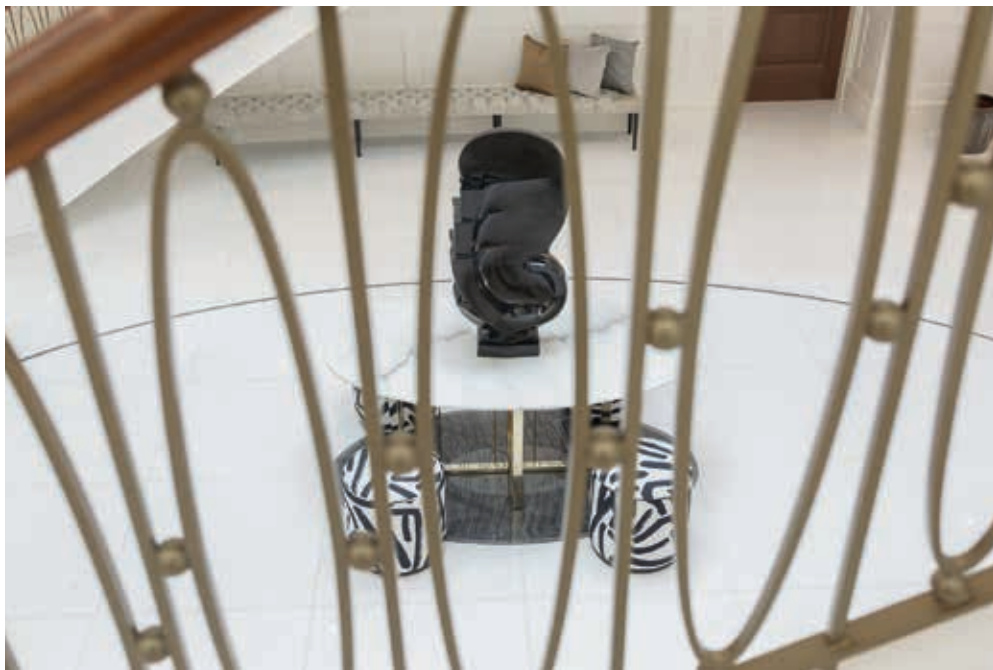
MAIN HALL



MAIN HALL



MAIN HALL LEADING TO RIVER ROOM



MAIN HALL







RIVER ROOM



FAMILY/BREAKFAST ROOM





KITCHEN





DINING ROOM











BALLROOM



CINEMA ROOM





TV ROOM



GALLERY





SITTING ROOM





MASTER BEDROOM



MASTER BATHROOM





WALK-IN WARDROBE/DRESSING ROOM



MASTER BATHROOM





SWIMMING POOL



SPA



TENNIS COURT





BOAT HOUSE



BOAT HOUSE



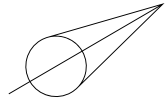




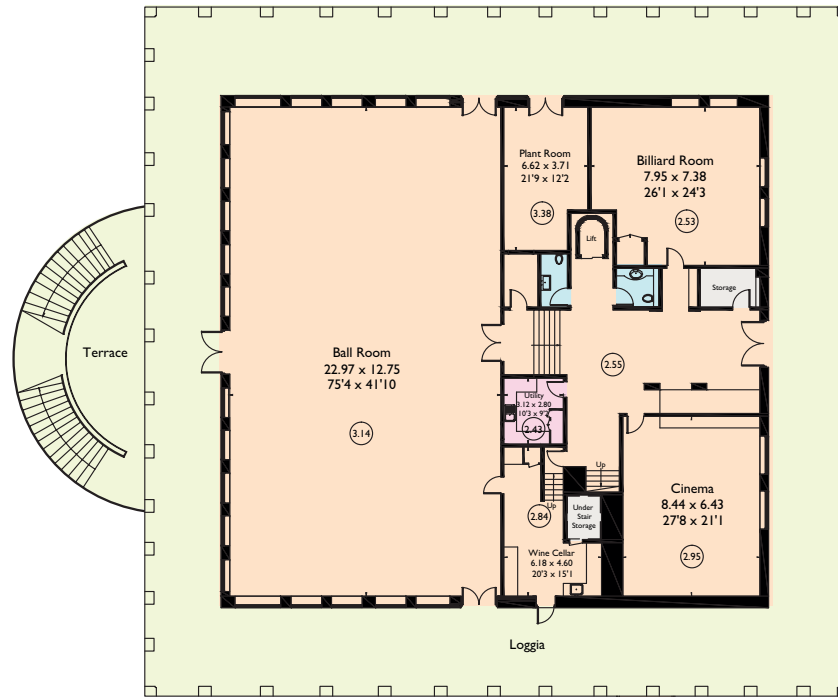




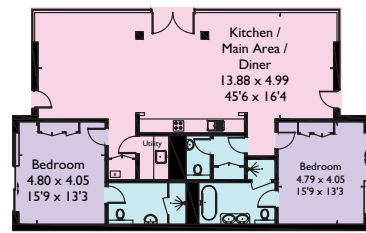
# FLOOR PLANS



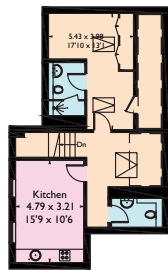
Approximate Gross Internal Area  
2,474.7 sq m / 26,637 sq ft (Excluding Void)



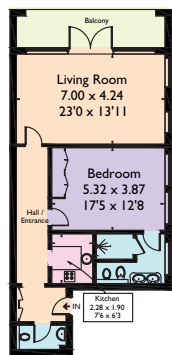
GROUND FLOOR



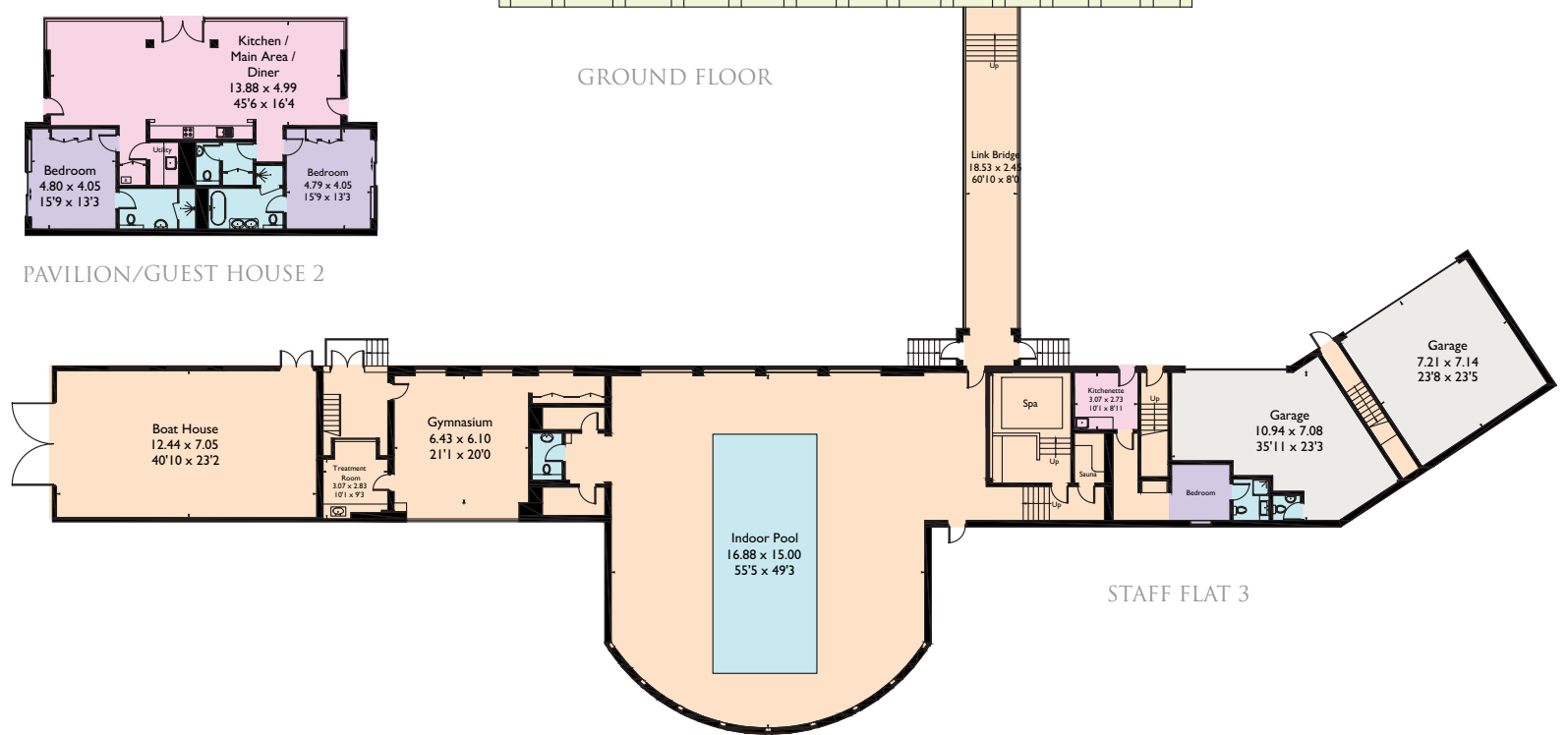
PAVILION/GUEST HOUSE 2



STAFF FLAT 2



GUEST HOUSE 1



STAFF FLAT 3

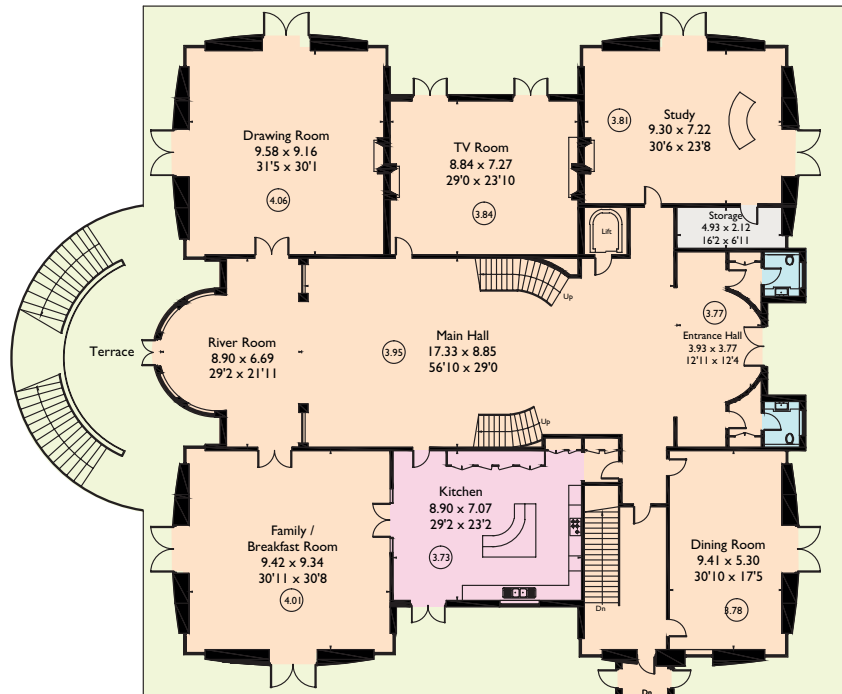
Guest Houses  
234.2 sq m / 2521 sq ft

Staff Flats  
202.9 sq m / 2,184 sq ft

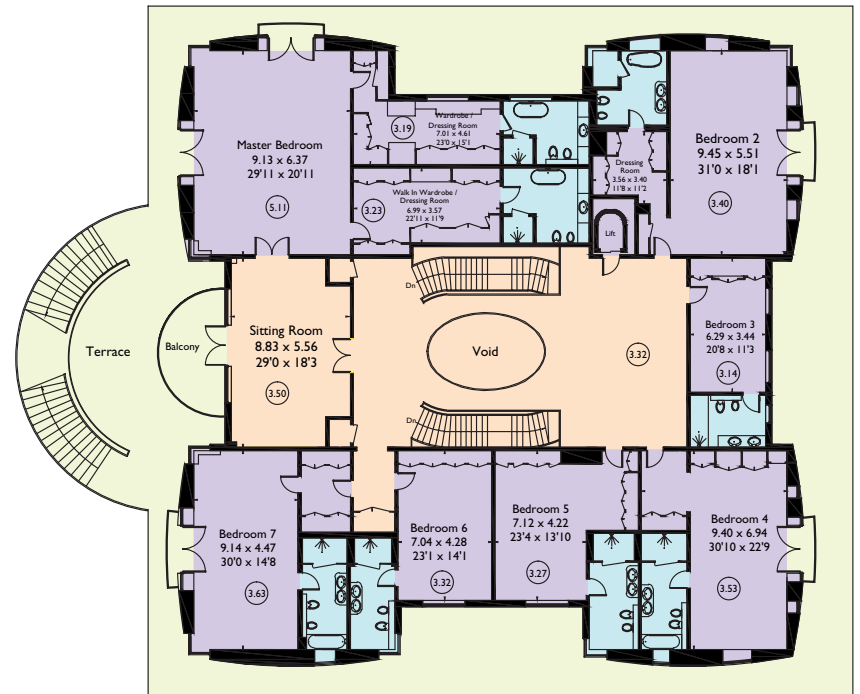
Garages  
105.8 sq m / 1,139 sq ft

Boat House  
88.6 sq m / 954 sq ft

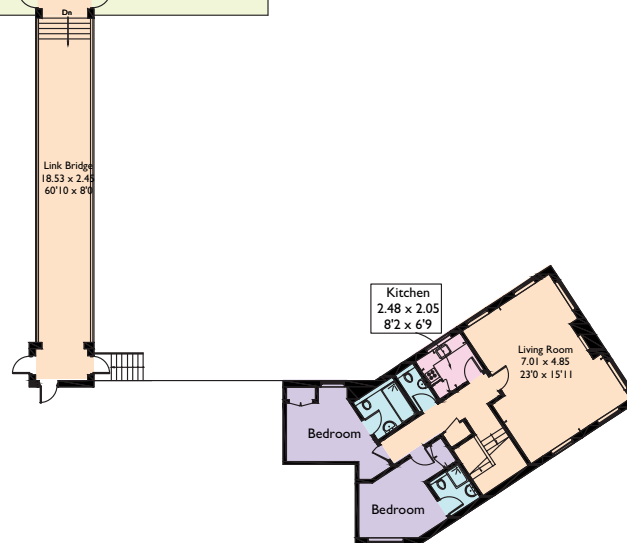
# FLOOR PLANS



FIRST FLOOR



SECOND FLOOR

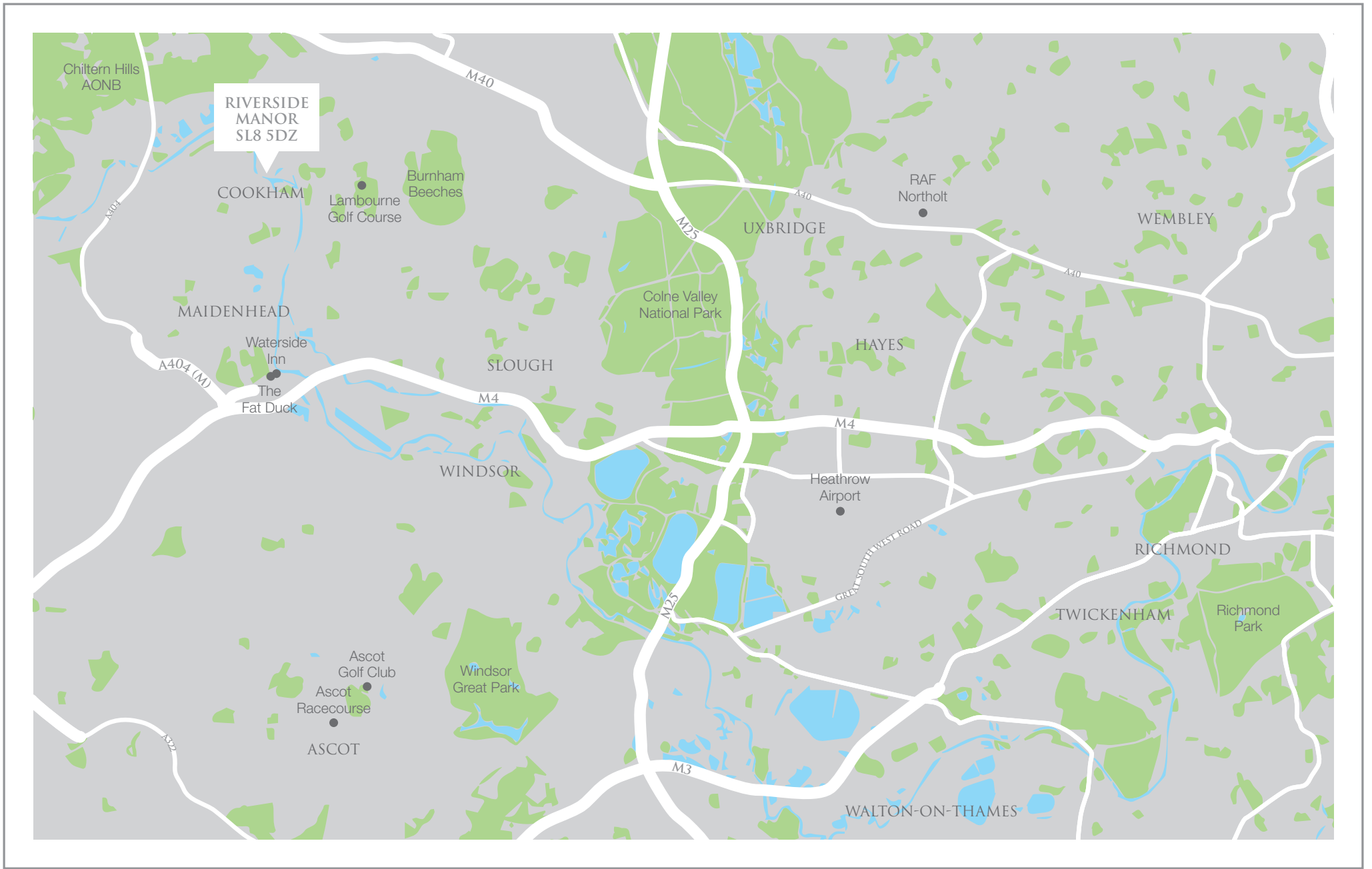


STAFF FLAT 1

Interior Total  
3,106.2 sq m / 33,435 sq ft

Terrace  
299.3 sq m / 3,222 sq ft

Loggia  
339.5 sq m / 3,654 sq ft



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
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