

The Apple Tree House

Region: Berkshire Sleeps: 14

Overview

The Apple Tree House is a large elegant Edwardian house totally refurbished in 2014 to a very high specification. The house, nestled in the heart of this quintessentially English country village, provides spacious luxury rental accommodation over three floors with 6 large bedrooms, 6 bathrooms, 5 reception rooms and a garage.

The house has been sympathetically renovated keeping several original fireplaces and interior features.

Outside, the house offers private gardens of approx. three quarters of an acre, overlooking The Thames Valley towards Cliveden House at Taplow.

The House has the services of a local manager to check guests in and out, and to advise the visitors of the day to day running of the house (alarms, heating, satellite TV, Wi Fi, Cookers etc).

The six bedrooms and bathrooms offer a variety of luxurious accommodation over the top two floors of the house and all but the top twin have satellite television.

On the top floor is one of the principal suites offering a large bedroom with vaulted ceiling and beautiful views over farmland towards Cliveden House. The room is tastefully furnished with designer wallpaper, crushed velvet accessories, silk curtains and crystal beading giving a somewhat boudoir feel.

The hot tub, located in the attractive gardens, is operational from the 1st April through to the 30th September only.

*Please note 2 night stays are also available at the same rate as 3 night stays.

Facilities

Manor • Modern • Easy By Train • **Recommended** • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Pets on Request • Hot Tub • Walk to Village • Walk to Restaurant • <1hr to Airport • BBQ • All Bedrooms En-Suite • Ideal for Xmas/NY • DVD • Heating • Fenced Grounds • Rural Location • Walking/Hiking Paths • Golf Nearby • Stalking/Hunting • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



Interior & Grounds

On the top floor is one of the principal suites offering a large bedroom with vaulted ceiling and beautiful views over farmland towards Cliveden House. The room is tastefully furnished.

Leading off from the bedroom is the spacious white and grey marble bathroom complete with large circular bath, television built into mirrored effect walls, large walk in rain shower with side jets plus other usual facilities.

The second bedroom on this floor has twin beds plus a day bed with trundle bed under and can sleep up to four comfortably. This is a great kids room! The adjacent bathroom has a full size bath with hand shower, basin and toilet.

On the first floor the principal suite comprises of very large bedroom, sumptuously decorated in gilt and blue with huge super king size bed and French Versailles style furniture. The bathroom is mainly slab marble with a twin walk in shower, twin basins and television concealed in the above sink mirror plus lovely views over the local countryside. To the rear on this floor is the smallest bedroom which comfortably houses twin single beds plus furniture and has an en suite shower room.

To the front we have two king sized rooms. The 'pink' room is decorated in deep pink and bronze with a king size bed, limed furniture, television, beautiful en suite bathroom with full sized bath, walk in shower and double width basin and views over the old cricket common.

The 'blue room' is again of large proportion with king sized metal frame bed and cream painted furniture. The adjacent bathroom has full sized bath with shower over, basin and w.c. and views over the old cricket common.

The luxury bespoke kitchen and spacious breakfast room are situated at the rear of the house taking advantage of views over lovely rolling fields and the beautiful morning sun. Cooking facilities include two full sized ovens, steam oven and microwave/grill set in the popular cube formation. There is an induction hob, dishwasher, American fridge/freezer, wine fridge and a large array of cupboards, granite work tops and preparation areas.

The utility room includes laundry items and easy access to the rubbish disposal area through the back door plus side entrance to the detached double garage.

The breakfast area houses a large oak table and seating for 12 people and has easy access to the rear garden through 2 sets of French doors. There are also 2 televisions, one in the cooking area and one overlooking the breakfast table and the music system can also be operated from here.



The formal dining room is situated at the front of the house. This is a large airy room with a fine oblong dining table and twelve comfortable dining chairs - ideal for a formal dinner party or large family lunch.

The Orchard has four reception rooms in addition to the kitchen/breakfast room.

The Family room is situated next to the kitchen and connected by double doors making it easy to keep an eye on the younger family members whilst preparing food etc. The room has a comfortable corner sofa which can easily seat several small people if some time out TV is required, but is equally suited to playing games or with toys etc.

The modern Lounge with large cinema style TV and Hi Fi System is large and suitable for any function and is situated opposite the family room across the inner hallway. This room leads off from the breakfast room via double doors and has side french windows leading to the patio and garden. The large room is sunny during the day and early evening making it ideal to swing open the doors and take in the garden during the summer months. Furnished in a tasteful modern way with twin cream chenille sofas, turquoise scatters and rug and glass accessories and housing the huge curved entertainment screen the room is minimalist yet cosy - a versatile area lending itself to many uses.

At the front of the house is the study.

Next to the study is the morning room. This room is traditionally furnished and with a fine limestone fireplace, for ornamental purposes only, a quiet room ideal for reading and without the interference of a television!

Location & Local Information

In Cookham Rise there is a small shopping complex and a great little supermarket called Country Store which stocks most items and has a free car park.

The complex is situated just across the railway line with the car park on the right hand side. You can buy virtually anything here!

Going back towards The Apple House, from Country Store you will find a fine independent Butchers called Keith Macey's. The meat here is very good. Just along from the butchers is a nice deli selling French meats, pates and cheeses and some bread and wine perfect for evenings in.

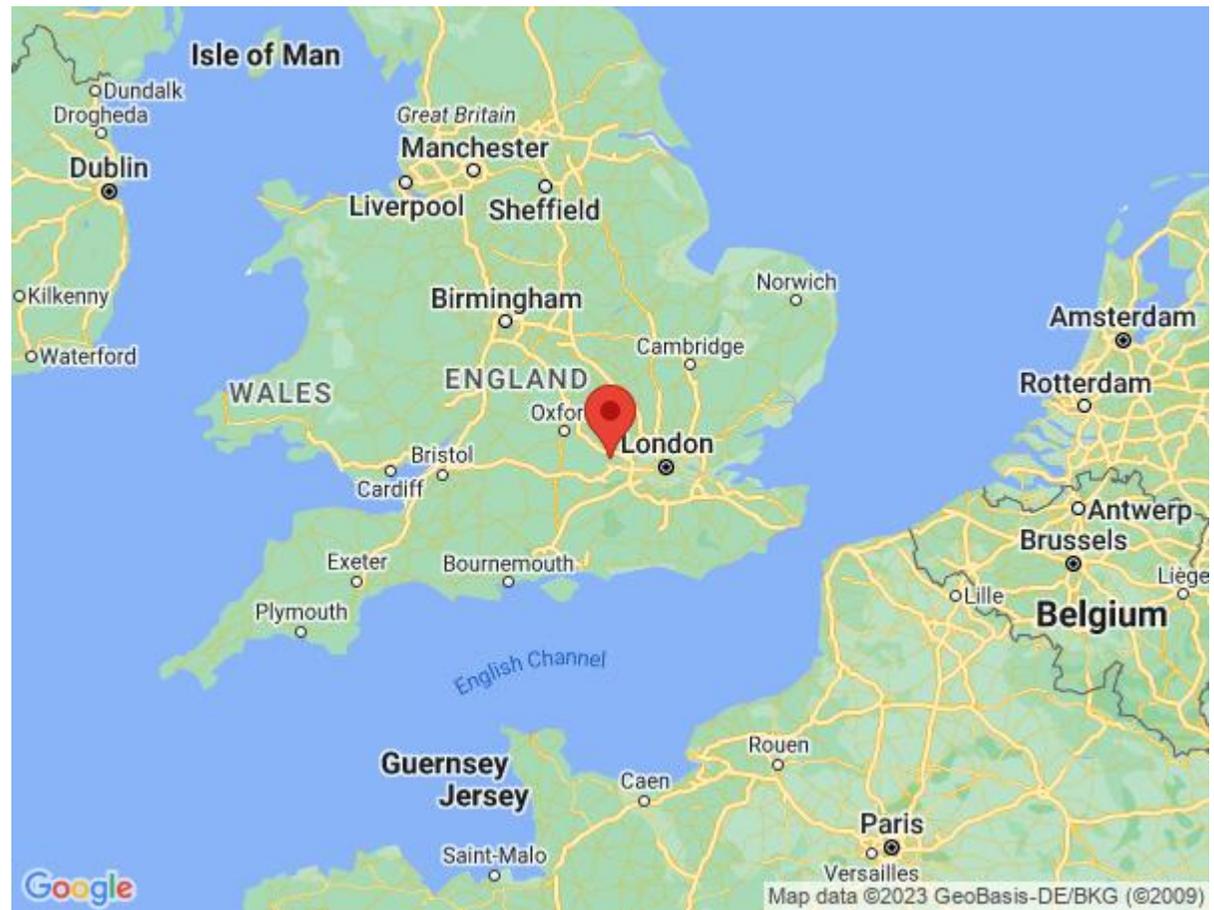
For larger supermarkets visit Maidenhead where you will find a Waitrose and Sainsbury's.

Local Amenities

- Theatre Royal Windsor Wycombe Swan theatre, Cinemas in High Wycombe Maidenhead and Henley, Swimming Pool and Ten Pin Bowling in Maidenhead Various National Trust Houses (Cliveden) nearby plus Windsor Castle.
- Historic towns of Eton, Maidenhead and Beaconsfield.
- Royal Ascot
- Boat hire cruise along the Thames including sights of Magna Carta Island, Runnymede and other historic & beautiful towns and villages such as Marlow, Henley, Pangbourne, Sonning & Oxford to name but a few
- Spa - Danesfield House Hotel, near Marlow.
- For golfing enthusiasts there is Harleyford, Winter Hill, Temple, & Flackwell Heath Golf Clubs.

Local Amenities

Nearest Airport	Heathrow (26-30 Km)
Nearest Ferry Port	Southampton (Over 100 km)
Nearest Train Station	Cookham (6 Km)
Nearest Village	Cookham Rise (4 Km)
Nearest Town/City	Marlow (4 Km)



Nearest Restaurant	The White Oak (2 Km)
Nearest Bar/Pub	The Jolly Farmer (Under 1 Km)
Nearest Shop	The Country Store (3 Km)
Nearest Supermarket	Sainsburys (5 Km)
Nearest Beach	Birghton (Over 100 Km)
Nearest Golf	Flackwell Heath Gold Club (9 Km)
Nearest Tennis	Bisham Abbey

What we love

- There is an extraordinary amount of space in each of the stylish and modern rooms
- This amazing property boasts a hot tub in the gardens, and is operational from the 1st April through to the 30th September.
- There are two traditional country pubs a stone's throw away from the front door – make sure you try the local Rebellion ale!
- The enormous open-plan kitchen and breakfast room serve as a cosy hub for everyone, and the views across the surrounding countryside are stunning (especially at sunset)
- The property has recently been refurbished to a superb standard. There's SKY TV in every room, and the bathroom fittings and furniture are all classic Villeroy and Boch – to name just a few highlights!

What you should know...

- The side garden area, previously a tennis court, lends itself beautifully to summer drinks and a game of croquet!
- No Stag or Hen Parties unfortunately
- The humongous main bedroom could do with an extra chair

Terms & Conditions

- Security deposit: £500 to be paid directly to the owner and to be refunded in full subject to a damage inspection on departure
- Arrival time: 4.00 pm
- Departure time: 10.00 am
- Energy costs included?: Yes, included in the rental price
- Heating costs included?: Yes, included in the rental price
- End of stay cleaning included?: Please note that there is an additional cleaning charge of £95 which is to be paid directly to the owner
- Linen & towels included?: Yes, included in the rental price
- Changeover day: Friday
- Minimum stay: Please note that there is a 3-night minimum stay, this may be increased to 7-nights across peak dates
- Pets welcome?: Up to 2 well behaved dogs are allowed, they must stay downstairs and not be allowed on any furnishings or unattended
- Smoking Allowed?: Smoking & Vaping are not permitted
- Other Ts and Cs: The Use of the Hot Tub operates from Beginning April - End September. During this period, the hot tub cannot be used after 8pm due to an agreement with local neighbours. It is un-operational and decommissioned between October and March