



ORCHARD MILL

RIVERSDALE, BOURNE END



EFFORTLESS ELEGANCE AT THE EDGE OF THE THAMES

Tucked away at the end of a peaceful private close, just a short stroll from the riverside at Cookham, Orchard Mill is the kind of home that quietly elevates everyday life. Grand but never ostentatious, refined but full of warmth, it's a place that has been beautifully reimaged - not just redecorated, but redesigned to suit modern family living without compromising its original charm.

Originally built by Berkeley Homes in the late 1980s, this substantial home has been thoughtfully transformed by its current owners over the past year. What was once a classic of its time has become something far more timeless: magazine-worthy interiors, layered textures,

flowing space, and a layout that invites calm, connection and celebration in equal measure.

With just over 3,300 sq ft of internal space and grounds approaching an acre, the sense of scale is immediately apparent. But more than that - it's the privacy, the serenity, and the potential for making memories that really set this home apart.

Whether it's long summer evenings with the doors flung open to the garden, riverside walks followed by dinner on Cookham High Street, or spontaneous weekend trips upriver from the family's berth at Cookham Marina - Orchard Mill offers a lifestyle rooted in ease, connection, and joy.



A WELCOMING FIRST IMPRESSION

Step inside and you're instantly aware of the space, flow and natural light. The wide entrance hall is not only a practical anchor for the ground floor layout - it sets the tone for what's to come. Calm, comfortable, beautifully finished.

This is a home with presence, but it never overwhelms. There's clarity to the design and a natural rhythm to how each room connects with the next. Subtle luxury is everywhere - solid oak doors, premium fixtures, carefully chosen colour palettes - but always in support of relaxed, everyday living.

A HOME FOR ENTERTAINING AND UNWINDING

At the front of the house, the formal sitting room offers an elegant retreat with views across the garden, soft evening light, and a layout that's ideal for entertaining. It's easy to imagine winter evenings here - fires lit, glasses of red in hand - or hosting friends and family for special occasions.

Next door, the dining room brings a more intimate setting, full of atmosphere - perfect for supper with friends or relaxed Sunday roasts with the children drifting in and out from the kitchen.





WORK, CREATE, PAUSE

In today's world, dedicated home working space is no longer a luxury - it's a necessity. And Orchard Mill offers it in style. The purpose-built study is set just off the entrance hall - well-proportioned, private, and ideal for video calls, focused thinking or creative work. A downstairs WC next door, worthy of any boutique hotel, keeps the layout practical for visiting clients or busy mornings alike.





THE HEART OF THE HOME

The kitchen - breakfast room is exactly what it should be in a house like this: generous, bright, and very much the heart of the home. There's space to cook, chat, host, do homework, and just be. The finishes are beautiful, the light is wonderful, and there's a natural flow through to the utility room and out to the family room beyond - a relaxed, informal space that opens directly onto the garden. Whether it's lazy weekend breakfasts, summer parties spilling out onto the lawn, or just day-to-day family life unfolding naturally - this whole wing of the house has been designed to support it all.



A PLACE TO RETREAT

Upstairs, the sense of space continues. The galleried landing adds a stunning architectural feature and a natural flow between the rooms, making the first floor feel open and peaceful.

The principal suite enjoys views over the garden, with a spacious en suite and built-in wardrobes. Five further bedrooms offer incredible flexibility - whether you need rooms for children, guest suites, hobby rooms, or even a second office or dressing room. Two further bathrooms serve the remaining bedrooms, finished to a high standard with soft tones and quality fittings.





A RIVERSIDE LIFESTYLE

One of the most special things about Orchard Mill is its connection to the river. The owners currently have a berth at Cookham Marina, and many of their happiest summer days are spent gliding along the Thames - mooring up for lunch, taking the children for a swim, or simply unwinding on the water.

From your doorstep, you can walk to the riverbank, explore woodland paths, or stroll into Cookham for a coffee or dinner. And when you're home, you're wrapped in peace and privacy once again.



LOCAL CHARM, NATIONAL CONNECTIONS

Despite its seclusion, Orchard Mill is perfectly connected. You're within walking distance of Cookham High Street, with its cafés, pubs and boutiques - and just a 10-minute walk to Bourne End station, which connects via Maidenhead to the Elizabeth Line and into London Paddington. Bourne End also offers a fantastic garden centre, perfect for a lazy weekend of browsing.

Marlow is just over four miles away - with The Ivy, Tom Kerridge's Hand & Flowers, and independent shops galore. Cliveden House - with its spa, woodland walks and afternoon tea - is a few minutes' drive. And for families, there's a wealth of schools nearby, including Herries, Claires Court, and The Royal Grammar School.

WHERE TO GO WHEN YOU NEED:



Weekly Shop: Waitrose in Maidenhead is just a 14 minute drive away.



Milk: Easily accessible convenience stores in the M&S petrol station or Co-op on Bourne End high street, a 5 minute drive away.



Sport/Fitness: The local area is a hive of offerings for all interest and levels, including 24 hour gyms and boutique personal training spaces. The Odney Club is right next door and offers a unique, inviting experience in a picturesque riverside setting.



Golf: Winter Hill Golf Club is 3 miles away - the course is situated on a gentle east-facing hillside and is one of the most attractive courses in the Thames Valley. The panoramic views over the river at Cookham are breathtaking.



Dinner/Drinks: Cookham high street is just a stones throw away over the bridge, offering many fantastic options for all tastes and budgets, including The King's Arms, Bell & Dragon and Maliks (which also offers great takeout options). Marlow high street is also a short drive away with Michelin starred offerings from Tom Kerridge and Atul Kochhar.



Train Stations: Maidenhead station is a 15 minute drive, with plenty of parking and direct access into London Paddington on the Elizabeth Line in just 24 minutes. Cookham also has a train station offering a rail connection to Maidenhead and Bourne End.



Schools: Surrounded by fantastic schools, both independent and state, including Herries and Bourne End Academy.

GARDEN SERENITY

The grounds at Orchard Mill are what truly elevate it. Nearly an acre in size and wrapped in mature greenery, they offer exceptional privacy and space to dream a little bigger.

You might entertain under festoon lights as dusk falls. Or build an outdoor kitchen beneath a timber pergola. Or simply leave it all open - so children can run free, dogs can roam, and you can wander barefoot across the lawn, coffee in hand.

There's plenty of space for garden projects too - perhaps a home studio, a pool, or even just a new terrace to wrap around the house. With an often sought after double garage there's plenty of space for storage as well. But the real luxury is that you don't have to add anything. It's all here already - just waiting for the next chapter to begin.



Floor area: 307.2 sqm / 3,306 sqft
Garage: 32.9 sqm / 354 sqft
Total: 340.1 sqm / 3,660 sqft



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The Finer Details...

Square footage
3,306 sqft

Council Tax
H

EPC
C

Heating
Gas

Distances
To M4 J9A 6 miles (19 minutes)
M40 J4 5.5 miles (14 minutes)

Local Authority
Buckinghamshire County Council



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