





## Water Music

Sol Mill stands in a delightful setting, only minutes from excellent communications to Central London. Sol Mill is an interesting period property now in need of some refurbishment, in a wonderful waterside setting. Built of brick elevations and part rendering under a pitch slate roof, the property extends to approaching 5,000 sq.ft. Until recently the property has been used as a recording studio and the accommodation has been divided between commercial usage to the front, linked with residential accommodation to the rear. The spacious rooms along with the permission for mixed usage, make this a most versatile property. Sol Mill is accessed through electronically operated gates to a brick stone set driveway, leading to the side of the property. The gardens and grounds, which extend to approximately 0.7 acres are interspersed with specimen plants, trees and shrubs, with the Lulle Brooke, a tributary to the Thames, running and dividing through the garden with the original Mill Chase running below the property.

- 2 bathrooms
- 5 bedrooms
- 4 receptions

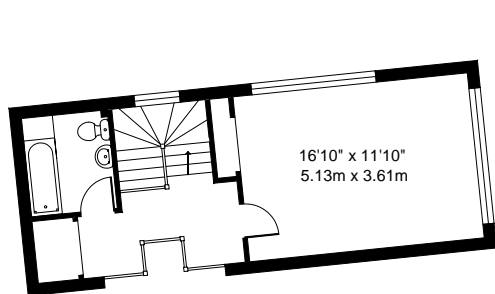
Asking price of £1,700,000

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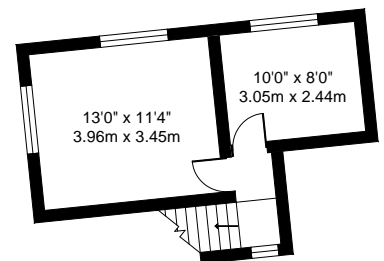
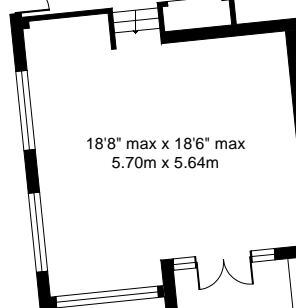
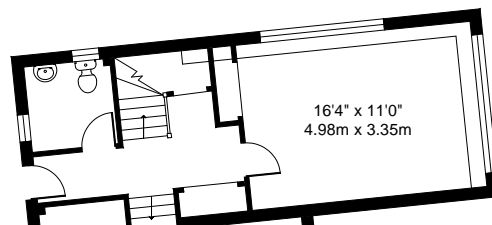
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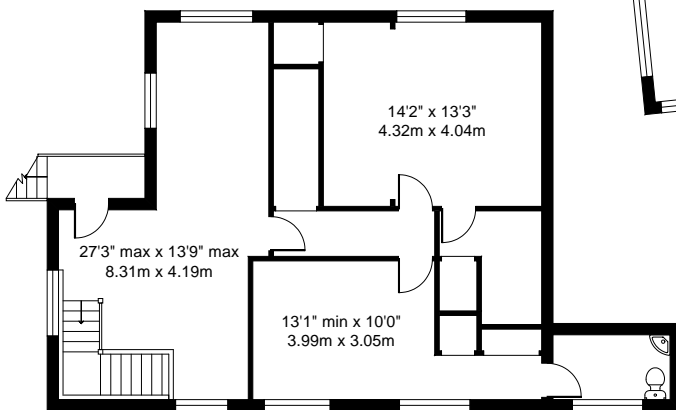




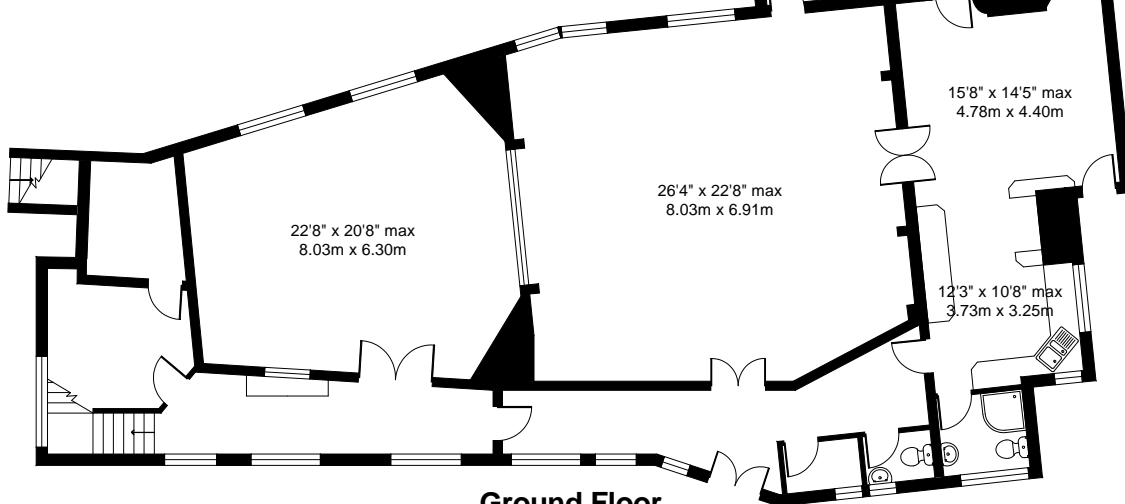
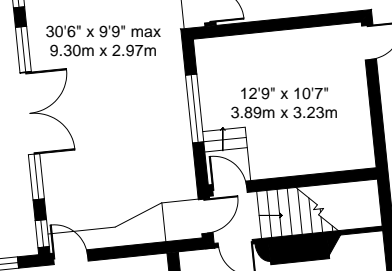
First Floor



First Floor



First Floor



Ground Floor

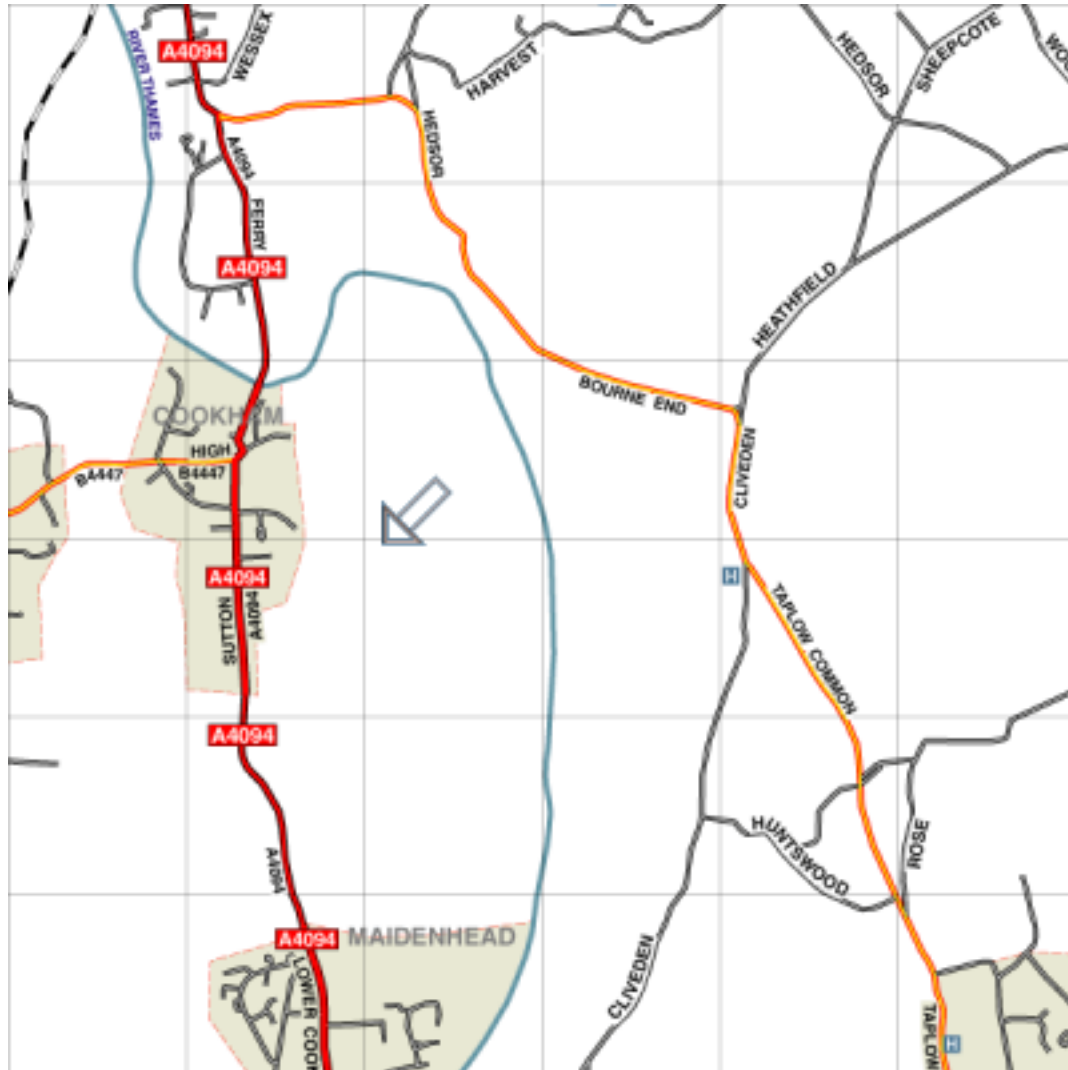
**Approximate Gross Internal Area**

Ground Floor 314 sq m - 3377 sq ft

First Floor 142 sq m - 1538 sq ft

Total = 456 sq m - 4915 sq ft

This plan is for illustration purposes only. Not drawn to scale unless stated. Dimensions shown are through cupboard/wardrobes to wall surfaces where possible. Whilst every care is taken in the preparation of this plan, please check all dimensions before making any decisions reliant upon them.



### Local Authorities

Royal Borough of Windsor

### Location

Cookham 0.5 miles, Maidenhead Town Centre 3 miles, Beaconsfield 6 miles (London Marylebone 30 mins), Central London 37 miles

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