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Country Homes



Characterful Country Home set in 6.75 Acres | Pinkneys Green, Berkshire |



NESTLED IN THE SERENE BERKSHIRE COUNTRYSIDE, AN ESCAPE FOR THE HEART & SOUL ...

PINKNEY'S GREEN is hidden away just south of Marlow, conveniently across the River Thames, making access to London, Heathrow and the motorway network very easy. The setting is tranquil and rural, yet the hustle and bustle of town and city life is not far from the door. Unexpectedly close by are numerous restaurants including several with Michelin stars in Bray and Marlow, wonderful gastro-pubs, and an abundance of local artisan stores.

Residents enjoy balancing family life in the country with convenient city access, a combination so attractive, yet so hard to find. The area is superbly served by rail and road networks, the nearby Elizabeth Line linking directly to Canary Wharf, making the transition from business to pleasure simple and quick. The location boasts marvellous outdoor pursuits with an abundance of leisure activities including spectacular golf courses, state of the art sports facilities at Bisham Abbey and Marlow rowing club, and much more.

Locals have a passion for the beautiful natural surroundings, especially boating on the River Thames, or taking horses through the myriad bridleways and glorious open green spaces. There are nearby events throughout the calendar to suit all tastes and ages, such as Henley Regatta, with no shortage of culture and fun.





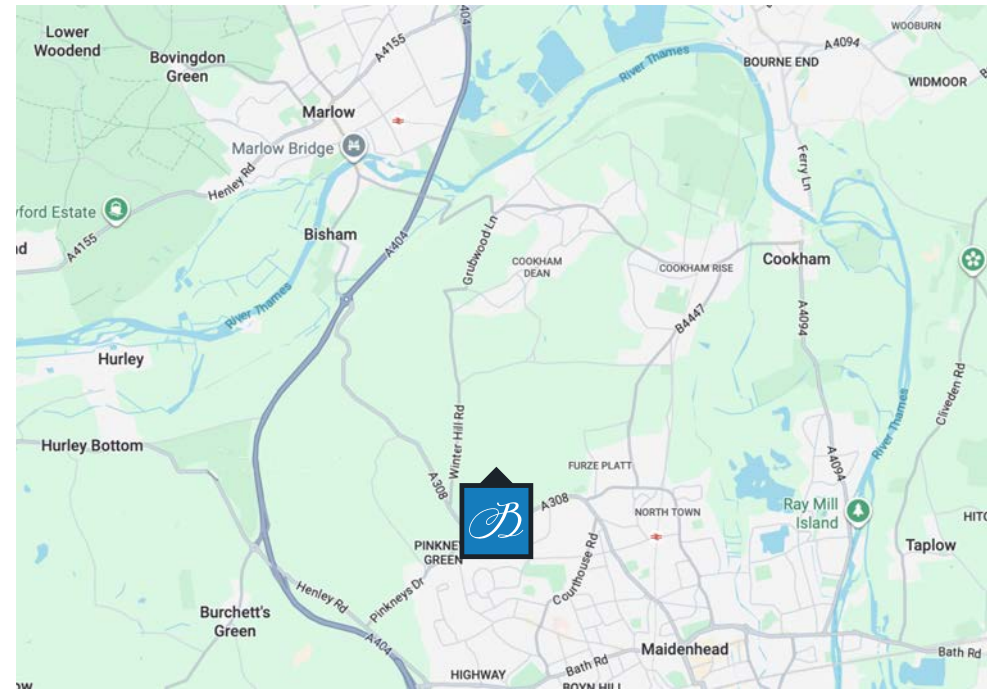
An elegant and characterful early 20th century home, optimised for modern family life, with sumptuous living spaces and a contemporary layout...

The private road meanders through the trees to the gated entrance which opens into a magnificent carriage driveway, framed by mature trees. There is a quadruple detached garage to one side, providing ample parking for car enthusiasts. The handsome structure has pretty dormer windows above, housing the self contained one bedroom annex - an ideal nanny flat, or long-term visitor accommodation. The principal house is understated yet imposing, with beautiful features including beams, tall chimneys and leaded light windows. The character continues internally where a square entrance hall leads to the reception rooms. The original sitting room is dual aspect boasting a gorgeous bay window with seating overlooking the rear lawns. The room is great for gatherings on winter nights in front of the feature fireplace.

- Exquisite character property
- Stunning grounds of 6.75 acres
- Private road, discreetly positioned
- Thoughtfully extended and modernised
- Paddocks, woodland and open lawns

There is a fully fitted home office and, across the hall, a handy downstairs w.c. An elegant dining room retains its authentic 1920's feel, with original wall panelling, beamed ceiling and square bay window. Double doors open into the awe inspiring family room which has been thoughtfully extended to create a wrap-around flowing arrangement, ideal for today's modern style. Vaulted skylights flood the room with natural light, whilst multiple sets of doors open to the patio areas. The kitchen has been expertly designed around a contemporary central island to make it perfect for entertaining, whilst the AGA offers a traditional style of cooking in keeping with the soul of the home.

LOCATION



Knoll House is beautifully situated to take advantage of all aspects of Cookham and Maidenhead; the extremely convenient yet blissfully secluded location is highly desirable. With a backdrop of farmers fields, enveloping the property in Berkshire countryside, the setting is idyllic. Maidenhead train station connecting to the City of London is within 2.5 miles providing easy commuting both east and west. The area is renowned for excellent schools, both state and private, including Sir William Borlase, Wycombe Abbey, Shiplake & Lambrook. The fantastic restaurants and shopping of Marlow, Henley and Windsor are within easy reach by car, whilst the M40 and M4 are both accessible within 5 miles. There are numerous footpaths nearby providing wonderful scenic routes for dog walkers, horse riding and running. The River Thames is also close to hand offering marvellous views and ample opportunity for boating, paddle-boarding and kayaking.



The ground floor additionally provides a utility/boot room, with its own entrance door, whilst the on the far side of the kitchen is the playroom and children's snug, two lovely adjoining rooms with pretty views. Upstairs, the impressive landing leads to the bedrooms, each nicely separated from the next. The master suite is tastefully luxurious with a walk-in wardrobe and a classic white ensuite bathroom. Far reaching views over the garden and beyond are mesmerising. Four further double bedrooms each boast their own ensuite and attractive views.

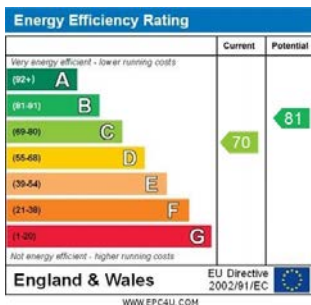
- Five bedrooms, five ensuite bathrooms
- Triple garage plus further single garage
- Gated entrance, carriage driveway
- Self contained 1 bedroom annex
- 15 metre swimming pool
- Potential for further development if desired

Just as characterful as the house is the delightful 6.75 acre plot, which envelops the house creating complete privacy. Beautifully combining entertaining spaces, play areas, wild woodland and open fields there is a true sense of adventure and fun, with plenty of space to escape into nature. There are possibilities for a tennis court, stables or further outbuildings (subject to the necessary consents), leaving no limit to the imagination. The contemporary patio area provides the ideal al-fresco dining space, with the swimming pool close by, but neatly screened behind a row of hedges. The broad south facing lawn slopes gently from the house and affords countryside views that change with the seasons. Discreetly hidden at the bottom of the lawn (accessible for those young at heart by zip line) is the woodland playground, whilst to the side is the abundant apple orchard and vine covered walkway, with a gate leading into the open field.





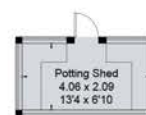
FLOOR PLANS & EPC



Approximate Floor Area = 415.4 sq m / 4471 sq ft
 Garage / Annexe = 151.3 sq m / 1628 sq ft
 Basement / Outbuildings = 192.4 sq m / 2071 sq ft
 Total = 759.1 sq m / 8170 sq ft



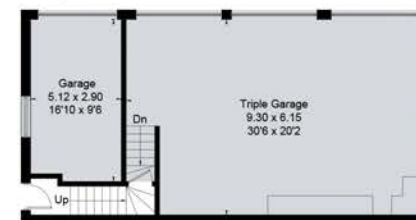
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Garage - First Floor



(Not Shown In Actual Location / Orientation)

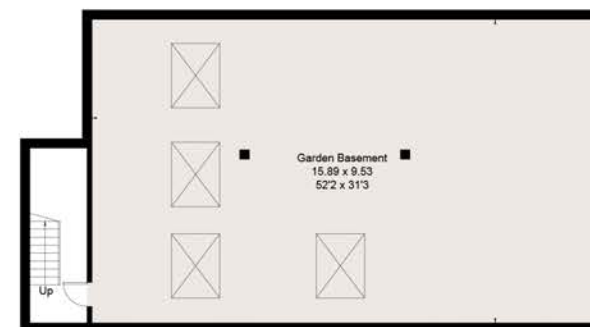
Garage - Ground Floor



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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For more information or to arrange a viewing

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