



LITTLE DILIGENT

— *Shurlock Row, Berkshire* —

**SE** STOWHILL  
ESTATES  
BERKSHIRE

SELLING UNIQUE AND BEAUTIFUL HOMES

## A CHARMING CHARACTER COTTAGE

Some buildings perfectly encapsulate the very essence of a moment in time or a certain style of building. There can be 'little' doubt that Little Diligent is a card-carrying example of one of these.

Alluringly pretty with its classic Tudor timber and white-painted brick facade, this Grade II listed 16th Century cottage sits in an idyllic, secluded location, occupying the perfect English country garden plot of just under half an acre.

The property is approached via a long, shingle driveway – so long in fact that from the road you could be forgiven for not realising the house is there at all. Tucked away on the edge of the village of

Shurlock Row in a small enclave of a handful of properties, yet still totally private in its own right, perfectly insulated from the world outside.

As you make your way along the gravel drive you reach a five-bar gate, and it is on the other side of this that the main parking area exists, capable of housing four cars. By using the driveway approach itself as extended parking, you could easily accommodate a couple more. However, given that this is the point that you first see the property, you could be forgiven for being distracted from practicalities like parking, such is the immediate appeal and character of this magical home.



## ENVIABLY HANDSOME, BOTH OUTSIDE AND IN

To the right of the property, a small gate cheerfully invites you towards the entrance and as you make your way along the paved stone path towards the front door with its timber porch, you start to feel an immediate connection with the building.



## SPACE TO RELAX AND ENTERTAIN



As you step through the door into the light-filled hallway with its double height ceiling, the main staircase ascends in front of you with views all the way up to the landing showing off the character features and hinting at things to come.

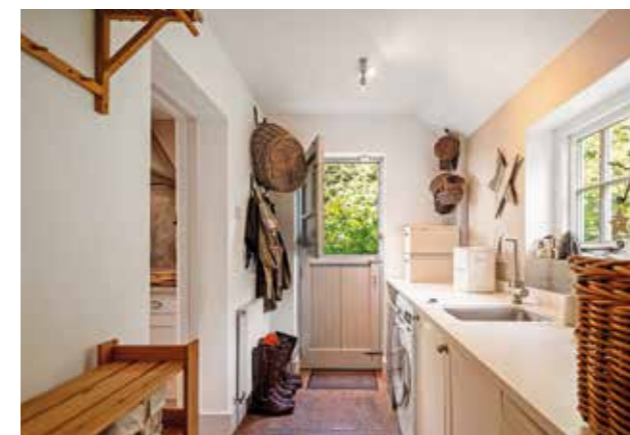




Straight ahead of you at the end of the hall lies the beautiful country Kitchen. A bespoke design and implementation by John Lewis of Hungerford only 4 years ago – perhaps never has a kitchen suited a property quite so well. Artisan quartz worktops, timeless shaker-style cabinetry, beautiful chunky floor tiles and a clever use of accent colour whilst keeping within a unified palette, this is an extremely elegantly conceived space.

Practicality too abounds, with plenty of storage & worktop space as well as an integrated NEFF dishwasher, fridge, oven, grill and induction hob. There's a classic ceramic split sink while the combination of spotlights and overhead pendant lighting is ideal for both eagerly beavering away on a culinary masterpiece or conjuring a more relaxed mood above a centrally located table.

To one side, a converted fireplace provides an excellent recess for furniture as well as another interesting feature, and on the far side of the room is the door to the utility space. This room has been implemented to the same exacting standards as the kitchen and is one of the prettiest utility rooms we have ever seen, helped in no small measure by the stable door out to the garden.





Adjacent to the converted fireplace is a door that leads you into the beautiful oak-framed Garden Room. The triple-aspect expanse of glass and timber connect you wonderfully with the outside, providing uninterrupted views of the garden and local wildlife all year round. To one side a set of French doors open out to the garden for the warmer months and in the far corner is an attractive log burner, perfect for the more 'traditional' British climate. Spending time in this room, even when the weather is more inclement with the log burner roaring and the sound of rain on the glass, is quite the dramatic sensory experience.



Back in the hall and through the doorway to the double-aspect Dining Room, the original character of this property is highly apparent, blended perfectly with a more modern-day aesthetic. The beautiful, beamed ceiling coloured a tasteful shade of grey, helps provide an additional feeling of light and space. In one corner of the room is the original staircase taking you upstairs to Bedrooms 1 and 2 and in the other corner is a door into the Sitting Room.



The Sitting Room is, perhaps unsurprisingly, every bit as pretty as the rest of the house. Character exudes from the beamed ceilings, a log burner and integrated log store adorn the fireplace below the chunky mantle and a box bay window overlooks the front drive. This is a room that clamours for cosy nights in front of the fire or parlour games at Christmas celebrations.





Heading back through the Dining Room to the hall, directly in front of you is the door to the well-appointed, stylish downstairs Bathroom with both bath and walk-in shower.



## A BEDTIME STORY

*Climbing the staircase in the hall to the spacious split-level landing, the upstairs has a lovely feel thanks to the double-height nature of the space.*



Turning right you arrive at Bedroom 3, a nice double room overlooking the back garden.

Directly opposite is the stylish second Bathroom and next door is Bedroom 4 which also makes the perfect study.





The main access for the other two bedrooms is via the staircase from the Dining Room which takes you to their own landing. However, there is also a “secret” door allowing you to enter Bedroom 2 from the landing outside Bedroom 4 – an absolute winner for children and the young at heart who love a character feature in period properties.

Bedroom 2 is a double-aspect gem of a room with a vaulted ceiling and a built-in cupboard in one corner as well as the aforementioned two possible ways in and out.



Along the landing, Bedroom 1 again benefits from a vaulted ceiling and is triple aspect with a built-in cupboard in one corner.

The original elm floorboards have been beautifully refinished to create a characterful floor, and the twin ceiling light pendants give this room a really cosy feel.

## A GARDEN OASIS

The garden is an extension of the character of the property. To be found amongst the 0.47 acres are mature fruit trees, a vegetable garden, a beautiful timber greenhouse, a quaint summerhouse, a pond, a sizeable workshop/shed, and plenty of working garden areas, all rounded off by the delightful planting of various flowers and shrubs.

Let's also not forget the Garden Room itself which hunkers down into the space, connecting you with all the outside has to offer.



As with all country cottages, there should always be a surprise or two and this is no exception. To the rear there are views over the neighbouring paddock which further enhances the feeling of space, peace, and tranquillity.

Whilst to one side of the property, just outside the stable door of the Utility, is a very pretty and secluded courtyard – the perfect place for a breakfast bistro table or birdfeeder to be admired from the adjacent Dining Room or Kitchen windows.



## WHERE TO GO WHEN YOU NEED...



**Weekly Shop:** Twyford provides an excellent Waitrose, but just a little further afield you'll easily find a selection of supermarkets from which to choose.



**Gym/Fitness:** You're spoilt for choice with country walks on your doorstep. Some of the current owner's favourites include the Shottesbrooke Park circular through Waltham St Lawrence, or Crazies Hill and Bowsey Hill which provide the perfect backdrops for a stroll and a quick stop at Velolife café for a caffeine fix. For those that enjoy more of a trek, The Chilterns are just the other side of Henley-on-Thames. Gym goers are just a couple of miles from Castle Royle Golf Club and nearby Twyford, both of which will more than cover your needs. Several polo, tennis, cricket, football and rugby clubs surround this area in Twyford, Wargrave, Wokingham, Binfield, Hurst and Maidenhead to name but a few.



**Golf:** There are several members only and pay-and-play courses near Shurlock Row. Billingbear is the closest just 2 miles away, but you're not far from Castle Royle, Hennerton, Bird Hills and Sonning, or a little further afield are the world-renowned Wentworth, Sunningdale and The Berkshire.



**Milk:** Twyford is just under 2.5 miles away, with a range of independent shops and larger supermarkets.



**Dinner/Drinks:** The Shurlock Inn is an excellent steak restaurant and pub, just a mile away. Nearby villages Waltham St Lawrence and Hurst have excellent country pubs, such as The Bell and The Castle, both serving good food from seasonal ingredients and providing an excellent selection of real ales. The Beehive in White Waltham maintains an excellent reputation and has lovely views of cricket in summer. In nearby Twyford you'll find an array of restaurants to suit any mood.



**Schools:** Less than a mile away is Waltham St Lawrence Primary School with its outstanding rating. The very well-regarded Dolphin School is just a mile away. Knowl Hill CoE, White Waltham CoE Academy, Manor Green, Cox Green and The Piggott are all other local options with good ratings. Regionally there are several excellent independent options, for example Reading Blue Coat in Sonning, The Abbey School in Reading, Queens Anne's School in Caversham, St. George's in Windsor and Wellington College in Crowthorne.



# THE FINER DETAILS

Square Footage: Ground Floor 109 sq.m / 1175 sq.ft  
 First Floor 67 sq.m / 772 sq.ft  
**Total 175 sq.m / 1897 sq.ft**  
 Workshop 17 sq.m / 179 sq.ft

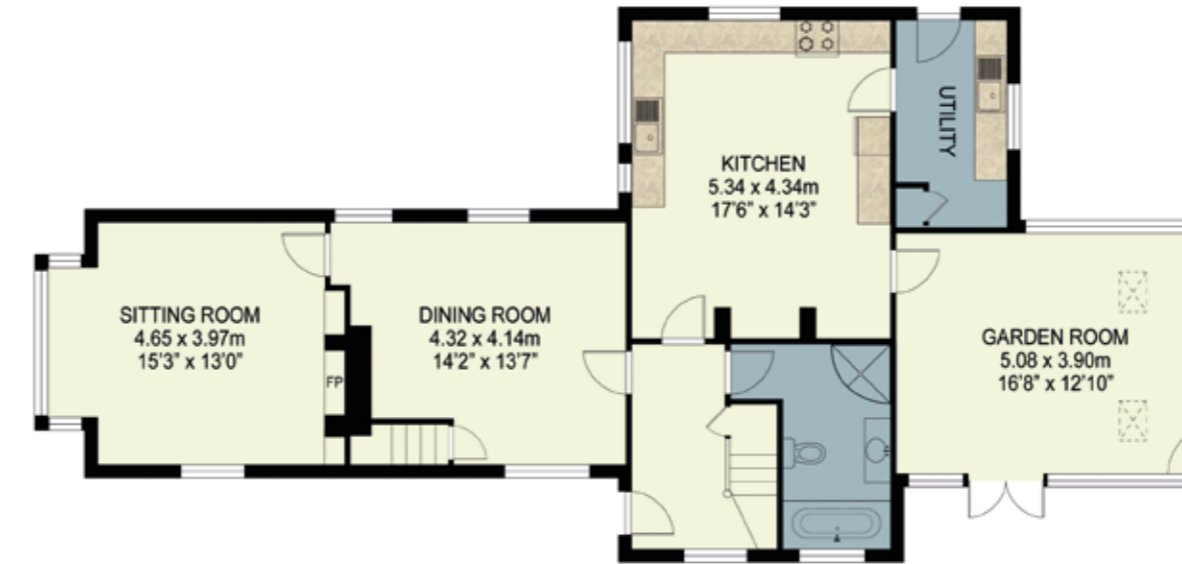
Council Tax Band: G

EPC: E

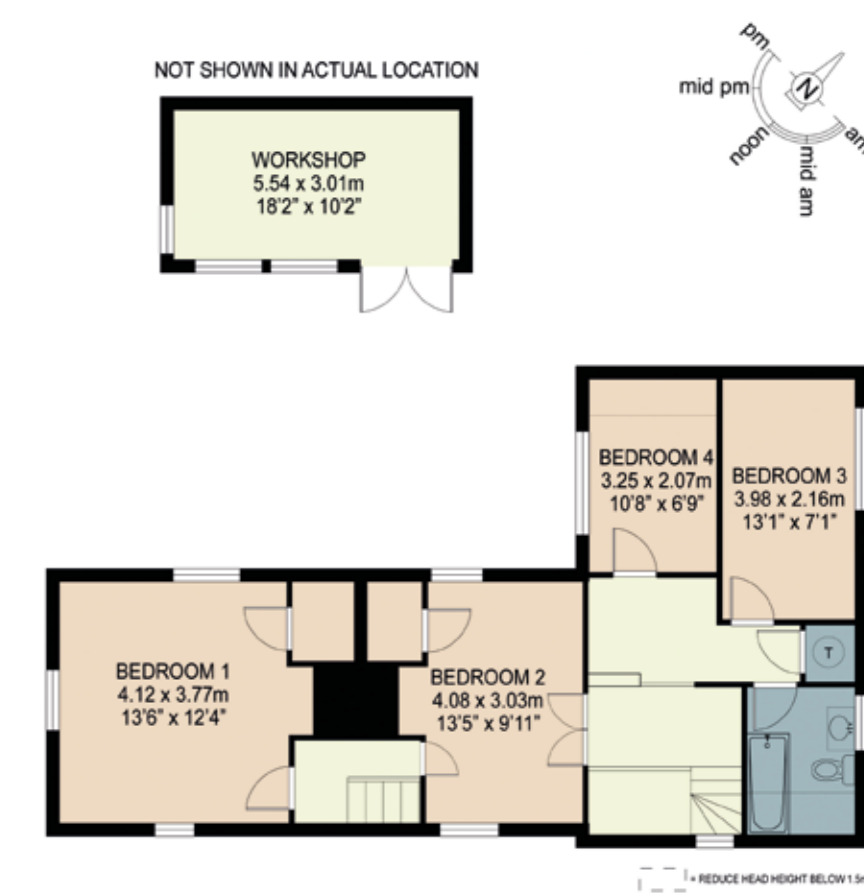
Heating: Oil, with underfloor heating in downstairs bathroom (electric) and in garden room (oil fired).

Distances: Twyford Station (to Paddington & Elizabeth Line) – 3 miles  
 Wokingham – 5 miles  
 M4 Junction 10 – 5 miles  
 Reading town centre – 9 miles  
 Heathrow Airport – 20 miles

Local Authority: Royal Borough of Windsor & Maidenhead



Ground Floor



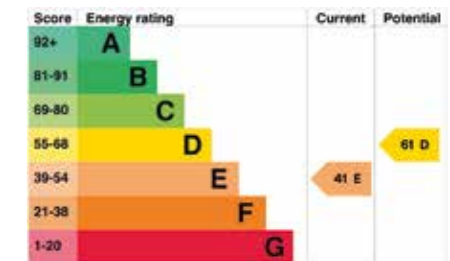
First Floor

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