




Simberdown
Rotherfield Peppard | Henley-on-Thames



Where Calm, Character and Countryside Meet

Wander through the Daffodil Orchard and arrive at the edge of Peppard Wood, where you'll find Timberdown – a striking five-bedroom home whose Tudor charm and barn-inspired form blend classic character with modern family comfort, right in the heart of Rotherfield Peppard.

Step inside to find sun-drenched living spaces, wooden floors beneath white beams, a beautifully finished Scavolini kitchen, and quiet corners made for curling up on cosy evenings. Set in a quiet, welcoming village where you can stroll to the pub, explore woodland trails and feel part of a community, Timberdown is a home full of warmth and style, with nothing left to do but move in.





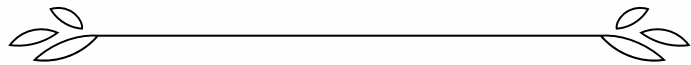


First Impressions

Tucked away on Dove Lane, Timberdown sits on a private driveway shared with just three other homes. A generous gravel approach provides parking for up to four vehicles, alongside a double garage discreetly fitted with solar panels.

Across the lane lies protected woodland – a natural green boundary that brings both privacy and a sense of calm.

The home's distinctive architecture makes an immediate impact: black timber beams set against warm red brick that glows in the morning light, and a soft sage-green front door that quietly draws you in.





Step Inside

Step through the front door into a wide, light-filled hallway where white walls and wooden floors create an immediate sense of calm. A handsome staircase with oak treads and white-painted spindles draws the eye upward, while shuttered windows filter soft light across the space.



Double doors open into a generous lounge, thoughtfully arranged into distinct zones that flow naturally from one to the next. On one side, built-in shelves frame a cosy reading or media space. Opposite, a wood-burning stove offers a warm focal point for chilly evenings. French doors open directly to the garden, inviting in light and leafy views.

We love the window nook beside the lounge – a favourite perch for the owners' children. Piled high with cushions, it's the perfect spot to watch deer and foxes play in the woodland beyond.

Between the lounge and kitchen, glass-panelled interior doors offer flexibility – throw them open when entertaining, or close them to create quiet, defined spaces when you need them.





Where Light Meets Living

Timberdown's heart is a stunning open-plan space where the kitchen, dining and living areas come together beneath crisp white ceilings – bright, spacious and made for everyday family life.

The recently renovated Scavolini kitchen strikes the perfect balance of form and function. Sleek white cabinetry provides generous storage and hides a full-size Neff fridge and freezer, while the central island – topped with Silestone and fitted with a deep Belfast sink – creates the perfect hub for weekend baking, weekday breakfasts and easy evening conversation.







At its centre, a handcrafted cast iron Everhot range cooker takes pride of place, with three ovens, hot plates and multiple induction zones – brilliant for cooking and gently warming the space.

The dining area is flooded with natural light thanks to a bay window that frames garden views and offers extra seating for guests. There's room for a large table here – perfect for family dinners or celebrations.

At the far end of the room, a quieter seating area makes an ideal corner for morning coffee or catching up with friends.

Discreetly tucked behind matching cabinetry, a utility room provides space for laundry, custom shelving and a sink. A side door leads directly to the garden – ideal for muddy boots or paws after countryside walks – and there's also a downstairs WC conveniently positioned nearby.





Restful Spaces

Ascend the oak staircase from the hallway – with its solid treads and white-painted spindles – and you’ll find five bedrooms spread across the first floor, each with characterful wooden flooring and peaceful garden or woodland views.

The principal suite spans the depth of the house, with the bedroom positioned on the corner to enjoy light from two aspects. It’s the kind of room you’ll want to retreat to – generous in size, calm in atmosphere, and quiet enough to hear birdsong from the garden. Sleek fitted wardrobes offer plenty of storage, and there’s ample space for a super king-size bed and dressing table.

The ensuite continues the sense of quiet luxury, with premium Hans Grohe fittings and underfloor heating providing comfort on cold mornings.

At the front of the house, two large bedrooms offer built-in wardrobes – one comfortably accommodates a king-size bed, the other a generous double. Two additional bedrooms are ideal for children, guests or home working, with warm wooden floors and lovely natural light.

The family bathroom balances practicality with a little indulgence – there’s a freestanding bath, a separate shower, and white tiling that keeps things bright and airy. Underfloor heating here, too, adds a final layer of comfort.







A Garden Made for Living

Step out into Timberdown's garden and you'll immediately feel a sense of space, privacy and possibility. It's the kind of outdoor space where lazy summer lunches stretch into evening drinks under the stars.

At the heart of the main terrace, there's room for a large wooden table which comfortably sits 16 people – the current owners' setup was even used as the backdrop for a cookbook shoot. Bifold doors open directly from the kitchen, creating a seamless transition between inside and out, perfect for entertaining or simply enjoying a quiet morning coffee in the sunshine.



Raised beds brim with lavender in the warmer months, while multiple zoned areas give the garden a natural flow – with distinct spots for relaxing, entertaining and play. We especially love the tucked-away corner, shaded by climbing plants and mature trees, that brings a touch of secret garden magic.

The lawn offers plenty of space for children, guests and four-legged family members to roam, and a more enclosed, low-maintenance section at the rear is ideal for use as a play area or dog run – or even a future home office or garden studio (subject to permissions).

At the front of the house, the current owners have loved having space for a ‘show and tell’ table – once piled high with treasures collected on woodland walks, now waiting for new traditions to take root. Whether dining with a dozen, pottering with your morning coffee or finding a quiet moment with a book, Timberdown’s garden invites you to slow down and stay awhile.



The Surrounds

Life in Rotherfield Peppard offers the best of both worlds – a peaceful, leafy village surrounded by woodland and open countryside, just ten minutes from the buzz of Henley-on-Thames.

There's a real sense of community here. Neighbours know each other by name, meet for drinks at the local pub, and gather on the village cricket pitch. Just a short stroll away, The Red Lion serves seasonal dishes in a relaxed, candlelit setting, while The Unicorn is a long-standing favourite for fireside drinks and weekend roasts.

For fresh sourdough or brunch with friends, locals head to Wild Frog or Imma's Bakery in nearby Stoke Row. The Blue Tin Farm Shop and Nettlebed Creamery are also close by, offering exceptional local produce and artisan treats.

Henley provides everything you need, from Waitrose and boutique shops to riverside restaurants, galleries and the world-famous Regatta.

For nature lovers, the location couldn't be better. Woodland and countryside walks stretch out in every direction – whether you're after a short circular stroll, a pub walk, or a longer ramble up to Greys Court or Nuffield Place. Just opposite Timberdown, the Woodland Trust protects the peaceful forest, and there's even a much-loved bench overlooking the trees and nearby fields – a quiet spot where locals sit and watch the day wind away.

Families are well served by highly regarded local schools. Peppard Primary is close by, while the area also offers access to top-performing independent and state schools, including Gillotts and The Oratory.

For commuters, both Reading and Henley stations offer fast rail links into London, and the M4 and M40 are within easy reach for routes to Oxford, Heathrow and the capital.



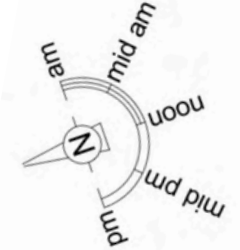
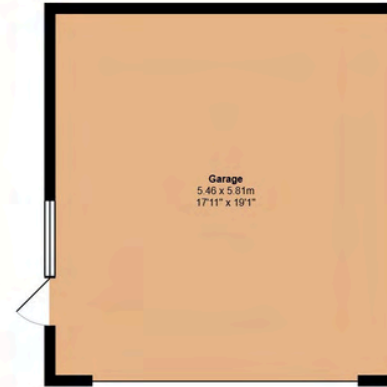
The Finer Details

Square Footage	2731 sq ft / 253.7 sq metres
EPC	B
Council Tax Band	Band G
Heating	Gas
Distances	9 miles to M4 J11 16 miles to M40 J4 29 miles (40 mins) to Heathrow
Local Authority	South Oxfordshire District Council

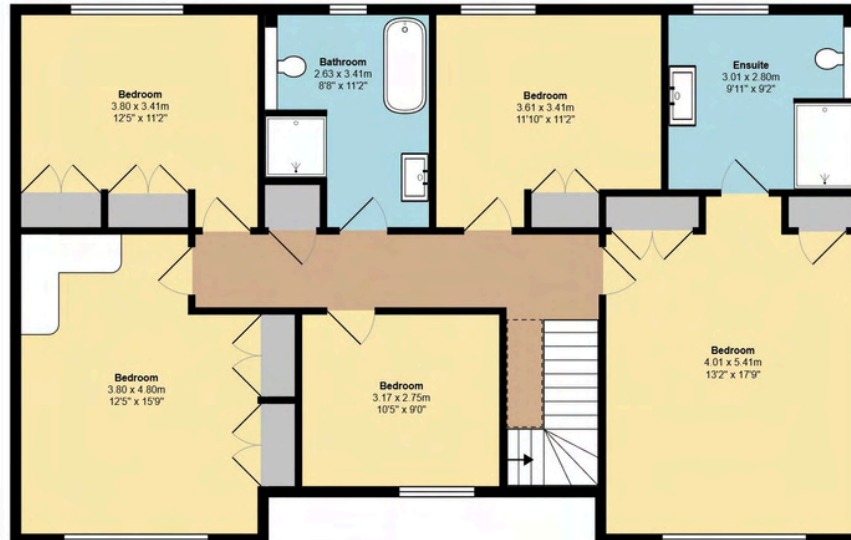


Timberdown, Dove Lane, Rotherfield Peppard, Henley-on-Thames. RG9 5RQ

Ground Floor



First Floor



Internal Area	= 221.9 sqm / 2389 sqft
Garage	= 31.8 sqm / 342 sqft
Total	= 253.7 sqm / 2731 sqft

David Harwood EPCs

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements or doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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