



OAK TREE HOUSE & THE ACORN
Finchampstead, Berkshire



STOWHILL ESTATES
BERKSHIRE
SELLING UNIQUE AND BEAUTIFUL HOMES

A THOUGHTFUL HOME, QUIETLY EXTRAORDINARY

We see the phrase "tucked away" used a lot when people are describing unique properties. In this particular case however, we can genuinely say that that is a very fair description. You could drive past this house countless times before ever realising there's anything there at all. Even the entrance to the driveway before you reach the gates is set back from the road so far you don't really notice it. However, once you approach the gates with their custom-designed tree-themed black metal design, you get a clue of the marriage of modernity and tradition that sits behind.

Oak Tree House reveals itself with a sense of quiet confidence. There is no grand announcement here, rather a carefully considered arrival that builds naturally as the gates open and the driveway draws you in.



The setting feels private, almost hidden, and as the house comes into view it becomes clear this is something altogether different.

Designed and built by the current owners in 2019 as a highly personalised self-build, the brief was simple in principle yet ambitious in execution, to create a home that supports modern family life, multi-generational living, and does so in a way that prioritises wellbeing, sustainability and long-term efficiency.

The result is a home of real substance and integrity, offering 4464 square feet of accommodation across the main house and annexe, with every element shaped by intention rather than convention.





The architecture sets the tone immediately. A green oak frame sits beneath a striking sedum living roof, evolving gently through the seasons, while zinc detailing across the remaining rooflines adds a clean, contemporary contrast. There is a softness to the design, not just visually but in the way it sits within its plot, enhanced further by the curved zinc roof of the annexe, affectionately known as The Acorn.

This is a home that feels placed rather than built. Even before stepping inside, there is a sense that every decision has been carefully weighed, from the ecological materials used to the fabric-first construction approach which prioritises insulation, breathability and long-term performance.

A CALM AND CONSIDERED WELCOME

Stepping through the front door, the atmosphere shifts. The double-height entrance hall opens up ahead of you, with a galleried landing above and large, double-height picture windows drawing your eye through to the gardens beyond and bathing the space in natural light. It is an impressive space, but not overwhelming, instead it feels calm, grounded and quietly confident.

Natural materials play a leading role throughout the interior. Wood fibre insulation, lime plaster and clay-based paints contribute not just to the aesthetic, but to the way the house feels to live in day to day. Combined with triple glazing almost everywhere, an MVHR system providing constant filtered air, underfloor heating and a 10kW solar array which actually generates an income, the environment here is remarkably consistent and comfortable. It is also worth noting that during their time here, the owners have rarely needed to use the underfloor heating at all upstairs, such is the effectiveness of the insulation and overall design.

There is a stillness to the house that is hard to define until you experience it.





GROUND FLOOR LIVING, LAYERED AND CONNECTED

The ground floor unfolds in a way that feels intuitive. Rather than one vast open-plan space, the house is arranged in layers, each area connected yet clearly defined.

At the heart of the home is the impressive double-height dining area. Positioned to enjoy views over the patio and garden, this is a space that naturally draws people together, whether for everyday meals or larger gatherings.

A double-sided wood-burning stove connects this space with the adjacent sunken lounge, creating two distinct environments that share both warmth and atmosphere.

The sunken lounge itself offers a slightly more relaxed setting, a place to unwind in the evening or spend time with family, subtly separated yet still part of the wider flow of the house.







The kitchen sits comfortably within this arrangement, fitted with 1909 shaker cabinetry and quartz worktops, combining durability with understated style. Integrated AEG and Neff appliances, alongside thoughtful additions such as a central vacuum system and water softener, reinforce the practical credentials of the home. It is a space that works just as well for busy mornings as it does for slower, more sociable evenings - all of which will no doubt revolve around the kitchen island or separate breakfast bar with its beautiful custom Waney Edge timber.

Just off the kitchen, the large walk-in pantry is a chef's dream for storage and ingredients, ensuring you are never out of the one thing you need. In the far corner, the generous utility room keeps the white goods out of the way, offering a second sink for prep or clean-up, additional worktops and storage within the extended cabinetry and a full-height wall of cupboards. You also have direct access via the side of the house to the garden, perfect if you have just come home from a walk in the woods with muddy boots, muddy dogs or muddy children!







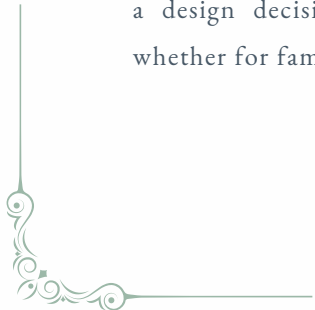
Opposite the kitchen is a large family room area perfectly positioned for a more informal breakfast or home workspace, with lovely views over the garden beyond.

Adjacent to that is the living room, perfectly set up for games nights, movie nights, or just a quiet evening in on the sofa with a cup of tea or glass of wine and something good on TV.





Elsewhere on the ground floor, the layout supports true lateral living, with step-free access from the drive, through the front door, into the downstairs bedroom and adjacent shower room/wet room, providing a guest suite accessible to everyone and self-contained. It is a design decision that also adds both flexibility and longevity, whether for family members now or in the future.

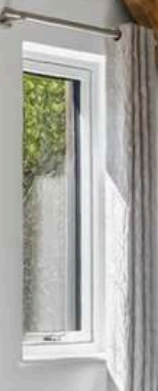


FIRST FLOOR ACCOMMODATION

Upstairs, the sense of space continues, with the galleried landing overlooking the entrance hall and dining area below and connecting the four further upstairs bedrooms in the main house.

Hidden at one end of the landing, the principal suite is a calm and well-balanced space, set apart from the other bedrooms and complete with a walk-in wardrobe and en suite bathroom. Large windows overlooking the garden bring in plenty of natural light, while external solar coatings applied to the south-facing first-floor windows help regulate temperature during the warmer months. The semi-vaulted ceiling adds to the sense of retreat, perhaps exactly what you want from your bedroom at the end of the day or as you are waking up in the morning.





Bedrooms 2 and 3 are at the other end of the landing, also overlooking the rear garden. Both feature picture windows and window seats, perfect for appreciating the quiet and the view when you want somewhere to relax and think.

Bedroom 4 overlooks the front of the house and has also been utilised previously as a secondary office or study space should more than one dedicated area be required for this.

These three bedrooms are supported by a beautifully appointed four-piece family bathroom featuring a freestanding curved bath and walk-in shower.

Throughout, the attention to detail is evident, from the integrated lighting within the staircase to the use of Hansgrohe fittings across all bathrooms.

This is a home that feels cohesive at every level.





THE ACORN - INDEPENDENT, FLEXIBLE LIVING

Attached to the main house yet entirely self-contained is a two-bedroom annexe affectionately referred to as “The Acorn”. This part of the building offers a level of flexibility that is increasingly valuable.

With its own private front door, screened garden area and really well considered internal layout, it provides a genuine second home within the property. The accommodation includes two bedrooms (one of which is on the ground floor and could alternatively be utilised as a separate living area if preferred), a vaulted kitchen and dining space and a galleried upper level that can function as an opulently large bedroom and office with Juliet balcony overlooking the garden. Alternatively, if desired, it would be very simple to add an additional internal wall to improve the privacy of this bedroom, depending on how the annexe was being used.

The curved zinc roofline adds real character externally, while internally the same quality of finish continues, with quartz worktops, Neff and AEG appliances, and matching bathroom fittings.

Whether used for extended family, guests, staff or even as an income-generating space, it is a thoughtful addition that enhances the overall offering without compromising the privacy of the main house.







GARDENS, GROUNDS AND LIFESTYLE SPACE

The plot extends to just over an acre and enjoys a high degree of privacy, with no overlooking properties and a clear sense of separation from any neighbours. However, one of the most appealing aspects for many will be that, while you feel completely within your own space here, you are not isolated and still remain part of a wider community.



The gardens are south-facing and thoughtfully divided into distinct areas. Formal lawns provide open space, while a kitchen garden and working garden introduce a more productive element. There's even a base pre-laid for a free-standing swimming pool.

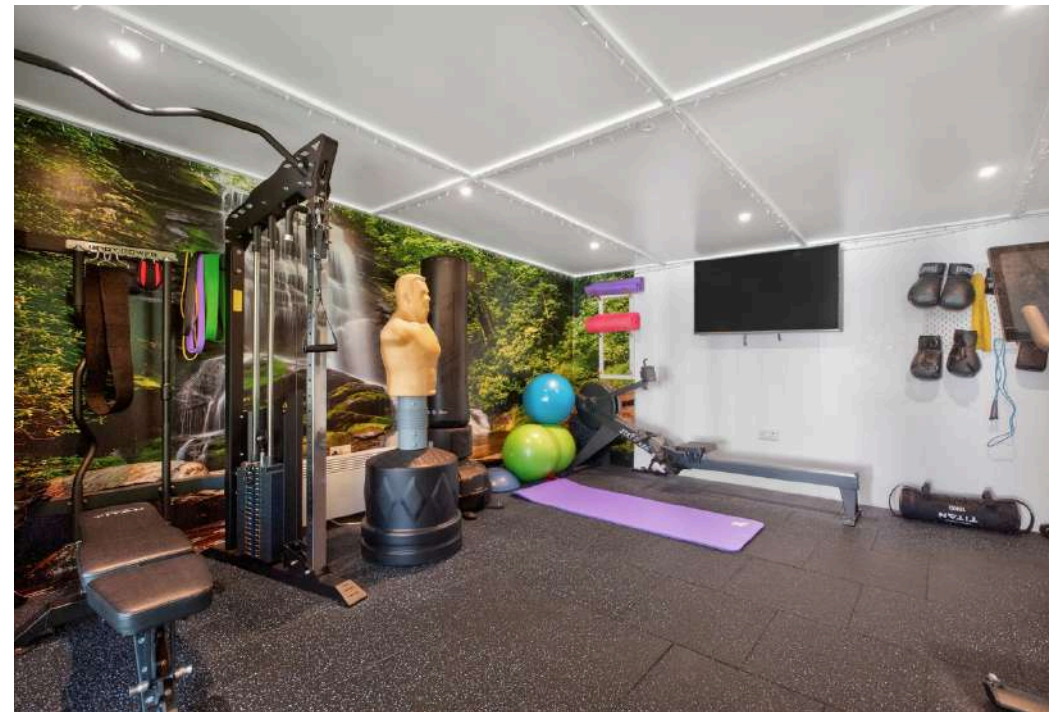
The large patio area that runs across the back of the house is also covered by a modern pergola with an opening and closing roof, providing shade, shelter and light as required. With such a lovely private garden, the addition of the hot tub on one side of the patio makes total sense and could be the perfect post-workout wind down.





A fully insulated gym building with power and Wi-Fi provides a great space to work out, while being just as well suited to hobbies or additional storage.

If it is more of a mental workout you are after, the dedicated garden office, complete with heating, air conditioning and its own wired fibre connection, creates a highly functional workspace separate from the main house and allows you to leave work behind at the end of the day.



A HOME THAT GIVES SOMETHING BACK

One side of the plot is directly adjacent to Warren Woods which adds to the privacy and rural feel of the gardens. There is a direct access gate into the woods offering an immediate connection to nature and a variety of walking routes for people or dogs!

At the front of the property, a triple-bay insulated garage and gated driveway offer parking for in excess of eight vehicles. The garage also has a loft, which is ideal for additional storage and access via a pull-down loft ladder.

You can tell every element of this house was thought about painstakingly, from the wonderful to the practical, and that shows in all of the various spaces available to you.

What stands out most about Oak Tree House is not just the specification or the design, but the way it feels to live here. There is a genuine sense of care in its construction, from the hand-finished Green-Oak frame to the considered material choices throughout.

It is a house designed to look after its occupants, not just in terms of comfort and efficiency, but in the quieter, less tangible ways that make a home enjoyable over time. Whether it is the quality of light through the large windows, the consistent temperature year-round, or simply the connection to the surrounding landscape, it is a space that continues to give something back.





ROUND AND ABOUT

Positioned on the edge of Finchampstead at one end of Nine Mile Ride, Oak Tree House enjoys a location that balances countryside access with everyday convenience.

Within a short walk are essential amenities including a post office, Co-op, pharmacy, dentist, local eateries and a vet. For outdoor pursuits, Warren Woods, California Country Park, Simons Wood and Arborfield are all close by, offering a wide range of walking and recreational options.

Nearby, Nirvana Spa offers an escape for relaxing or exercising, while Bearwood Lakes Golf Club is one of the area's most prestigious golf courses and set within beautifully maintained grounds. For something more relaxed, Siren Craft Brewery is close by which is a brilliant local spot with an excellent taproom.

The area is particularly well regarded for schooling, with a strong selection of both state and independent options. Nearby private schools include Waverley, Holme Grange, Wellington College and Luckley House, while additional options are accessible via local school bus routes.

For commuters, Wokingham and surrounding stations provide rail links into London, while the M3 and M4 are both easily reached by road.

It is, in every sense, a location that supports a balanced lifestyle, healthy in both mind and body, connected yet able to feel entirely removed at your discretion.



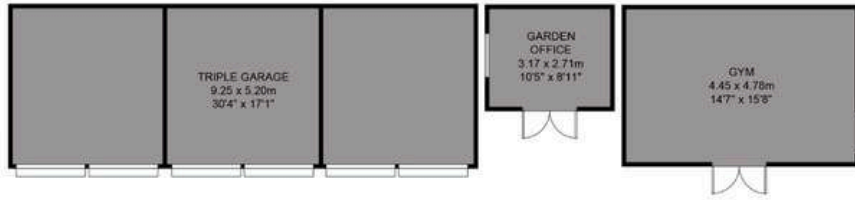
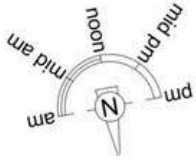


THE FINER DETAILS

Local Authority Wokingham Borough Council
EPC A
Council Tax Band G
Services Mains electricity, gas, water, drainage, & solar panels
Heating Gas boiler provides underfloor heating throughout with preparation for an ASHP if desired. Log burner.
Crowthorne Train Station - 2 miles
Wokingham Train Station - 3 miles
Distances Heathrow - 23 miles
M3 Motorway - 7.3 miles
M4 Motorway - 8.5 miles

Score	Energy rating	Current	Potential
92+	A	92 A	92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





GROUND FLOOR
HOUSE



GROUND FLOOR
ANNEXE



FIRST FLOOR
HOUSE

FIRST FLOOR
ANNEXE

TOTAL HOUSE:	235 m2	2524 ft2
GROUND FLOOR	131 m2	1410 ft2
FIRST FLOOR	104 m2	1114 ft2
TOTAL ANNEXE:	152 m2	1636 ft2
GROUND FLOOR	100 m2	1076 ft2
FIRST FLOOR	52 m2	560 ft2
GYM	21 m2	229 ft2
GARDEN OFFICE	7 m2	74 ft2
TOTAL ACCOMMODATION	415 m2	4464 ft2
TRIPLE GARAGE	48 m2	518 ft2
TOTAL PROPERTY (Measurements exclude voids)	463 m2	4982 ft2

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Watch the video



Arrange a viewing



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